



CITY OF CORCORAN  
**Corcoran Planning Commission Agenda**  
**December 3, 2020 - 7:00 pm**

**Meeting Held Via Telephone/Other Electronic Means**

- 1. **Call to Order / Roll Call**  
Call-in Instructions:
- 2. **Pledge of Allegiance**  
Call: +1 312 626 6799 US  
Enter Meeting ID: 899 9320 9394  
Press \*9 to speak during the Public Comment Sections.
- 3. **Agenda Approval**  
Video Instructions:  
Click this link: <https://us02web.zoom.us/j/89993209394>
- 4. **Open Forum**  
OR visit [www.zoom.us](http://www.zoom.us) and enter Meeting ID: 899 9320 9394  
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 – November 5, 2020\*  
For more information on options to provide public comment visit:  
[www.corcoranmn.gov](http://www.corcoranmn.gov)
- 6. **New Business - Public Comment Opportunity**
  - a. **Public Hearing.** Request for Rezoning for the property located at 23240 County Road 30 (PID 07-119-23-13-0003) (city file no. 20-040)
    - i. Staff Report
    - ii. Open Public Hearing
    - iii. Close Hearing
    - iv. Commission Discussion & Recommendation
- 7. **Reports/Information**
  - a. Planning Project Update\*
  - b. City Council Report\* – Council Liaison Schultz
  - c. Other Business

**8. Commissioner Liaison Calendar**

City Council Meetings

12/10/20	12/21/20	01/14/21	01/28/21	02/11/21	02/25/21
Shoulak	Vehrenkamp	Wu	Dickman	Jacobs	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**  
**November 5, 2020 - 7:00 pm**

The Corcoran Planning Commission met on November 5, 2020 at City Hall in Corcoran, Minnesota.

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

Also present via telephonic or other electronic means were: City Administrator Brad Martens, City Planner Lindahl, Planner Paul Moretto and Council Liaison Schultz. 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 Shoulak seconded by Vehrenkamp to approve the agenda as presented.

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

**4. City Planner Introduction** – City Administrator introduced the new member of the City of Corcoran staff, planner Paul Moretto. Mr. Moretto introduced himself.

**5. Open Forum** – None

**6. Minutes**

a. Minutes – September 3, 2020

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

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

**7. New Business - Public Comment Opportunity**

a. Request for Final PUD Development Plan for Rush Creek Reserve (formerly Sawgrass) (PID23-119-23-42-0004) (City File 20-030)

- i. Public Comment – David Foy, 8115 County Road 116, had concerns about the potential for flooding on his, and surrounding, property due to grading on the subject property. He discussed ditches, pipes and maintenance. Karen Lymangood, 8105 County Road 116, and Jodi Grabarski representing attorney for Karen Lymangood, were concerned about drainage from the subject property to their property. They referenced a letter submitted into the record which described a suggested condition to include in the proposed resolution.
- ii. Staff Report – Planner Lindahl presented her staff report.
- iii. Commission Discussion & Recommendation – The Commission discussed issues including: drainage to be discussed further and that staff work to develop a suitable plan, volume of tree preservation and removal, design flexibility (materials, exterior garage front coverage, building faces, colors), number of units confirmed will be 255, and safe access and pedestrian crossing to the neighboring park. John Rask from M/I homes commented on their project with respect to the commission's comments. Acting Chair Dickman requested garage door coverage of single family homes be a maximum of 65% letter c of the resolution conditions.

**Motion** made by Wu seconded by Vehrenkamp to recommend approval of the resolution approving of the resolution for a Final PUD Plan for Rush Creek Reserve as presented with a change on 10c of the resolution that a maximum of 65% of front face of the single family units are occupied by garage door.

Voting Aye: Dickman, Vehrenkamp and Wu. Voting Nay: Shoulak.  
(Motion carried 3:1)

- b. Request for Final PUD Development Plan for U.S. Home Corporation (dba Lennar) for Rivinia 15<sup>th</sup> Addition
  - i. Public Comment - None
  - ii. Staff Report – Planner Lindahl presented her staff report.
  - iii. Commission Discussion & Recommendation – There were questions about ghost plat, reduction in lots

**Motion** made by Vehrenkamp seconded by Shoulak to recommend approval of the resolution approving the Final PUD for Rivinia 15<sup>th</sup> Addition. Voting Aye: Dickman, Shoulak, Wu, and Vehrenkamp. (Motion carried 4:0)

- c. **Public Hearing.** Preliminary Plat for Tessmer Addition (PID 07-119-23-22-0001 and 07-119-23-21-0002)
  - i. Public Hearing - None
  - Motion** made by Vehrenkamp seconded by Wu to close the public hearing.
  - ii. Staff Report – Planner Lindahl presented her staff report.
  - iii. Commission Discussion & Recommendation – None

**Motion** made by Wu seconded by Shoulak to recommend approval of the resolution approving the the Preliminary Plat for Tessmer Addition. Voting Aye: Jacobs, Dickman, Shoulak, and Vehrenkamp. (Motion carried 4:0)

**8. Reports/Information**

- a. Planning Project Update – Information only. Update on Karineimi Preliminary Plat Approved.
- b. City Council Report – Council Liaison Schultz updated the Commission on Council activities. Eagle Brook Church was denied.
- c. Other Business – None

**9. Commissioner Liaison Calendar**

City Council Meetings

11/12/20	11/23/20	12/10/20	12/21/20	01/14/21	01/28/21
Dickman	Jacobs	Shoulak	Vehrenkamp	Wu	Jacobs

**10. Adjournment**

**Motion** made by Dickman seconded by Wu to adjourn.  
 Voting Aye: Dickman, Shoulak, Wu, and Vehrenkamp. (Motion carried 4:0)  
 Meeting adjourned at 10:00pm.

*Submitted by Paul Moretto  
 Planner*

## STAFF REPORT

## Agenda Item. 6a.

<b>Planning Commission Meeting:</b> December 03, 2020	<b>Prepared By:</b> Paul Moretto
<b>Topic:</b> Hearing – Rezoning to Rural Commercial from Transitional Rural Commercial.	<b>Action Requested:</b> Recommend Approval or Denial of the Application

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### Application Request:

On October 20, 2020, Missy and Trevor Scherber et al, submitted an application for a rezoning of the “subject property” located at 23240 County Road 30, Corcoran, Minnesota. The subject property is currently zoned Transition Rural Commercial “TCR”. The request is for a rezoning to Rural Commercial “CR”.

### Background:

The application was considered complete on November 15, 2020 after discussion about the appropriate rezoning type for this location. It was agreed that CR was the best solution for their needs at this time.

The subject property operates with a conditional use permit that allows for home occupation with contractor’s storage inside the accessory building (City File 13-005; Resolution 2013-20, April 25, 2013). This is compatible with the applicant’s proposed use of the land and existing buildings. The resolution is included in this packet.

### Context:

#### *Level of City Discretion in Decision-Making*

The City has a relatively high level of discretion in approving or denying a rezoning application. The proposed zoning for a property must be consistent with the City’s Comprehensive Plan. If the proposed zoning is not consistent with the Comprehensive Plan, the City must deny the rezoning application. The Zoning Ordinance and Map are the enforcement tools used to implement the goals and standards set in the Comprehensive Plan.

### Comprehensive Plan:

The 2040 Comprehensive Plan guides this property for CR zoning. This use is designed and designated for the County Road 10 and County Road 19 corridor to provide a distinct area for commercial land use that does not require public water or sewer service. Additionally, this area will generally have less restrictive building and site

development standards then in other commercial districts and allow for uses such as contractors' yards and other similar uses.

### **Current/Proposed Use:**

The site currently operates under a conditional use permit for a Home Occupation which includes provisions for storage for contractor's operations in the accessory building.

Restrictions include:

- Outside storage of any vehicles, equipment or supplies shall not be allowed.
- No exterior parking for employees. There is an exception for parking in the accessory building during operating hours.
- Finally, any changes to the site that relate to the commercial operation shall require a rezoning Rural Commercial (CR), site plan approval, and any other permits as required.

The applicant's narrative describes their use as, "a family owned full-service and diversified contractor, located in Rogers, MN provided demolition, excavating, and hauling services". The current use is compatible with existing using of the land and is consistent with the requested CR zoning.

Currently, the applicant operates from three locations. They have a Rogers location where they store their trucks and job materials, an outdoor storage space in Medina for equipment, and lease an office space in Corcoran. The goal of the rezoning is to relocate all of their operations (offices, materials, and equipment) to one location. Their intention is to improve the site over time and submit a separate application for site plans and details.

It should be noted that development and use beyond the bounds of the original conditional use permit may require an amendment to the conditional use permit. The CR zone does provide for contractor's operations as a conditional use.

### **Zoning Analysis:**

The current zoning for the subject property is Transition Rural Commercial "TCR" 1040.095. The purpose of this zoning is to identify land for future development to the Rural Commercial "CR" district. It is intended to be a holding zone until an applicant requests an application for development or in this case a rezoning to CR.

The current zoning, TCR, uses are compatible with those uses found in the CR zone.

The proposed rezoning is to Rural Commercial "CR" 1040.090. The purpose of the CR zone is to provide a mix of neighborhood commercial uses and rural industrial including contractor's yards and other uses that do not require water or sanitary sewer services. Additionally, this zone also provides a geographic boundary described as the Burschville area at the intersection of County Road 19 and County Road 10.

Section 1070.010, Subd. 2 provides four evaluation criteria for the Planning Commission to consider. The applicant's plan meets these criteria as follows:

*A. The proposed action has been considered in relation to the specific policies and provisions of and has been found to be consistent with the City Comprehensive Plan, including public facilities and capital improvement plans.*

The proposed action has been considered in relation to the specific policies and provisions of and has been found to be consistent with the City Comprehensive Plan, including public facilities and capital improvement plans. Rezoning to Rural Commercial will allow the property to be developed in accordance with the 2040 Land Use Plan, which designates the entire property as Rural Service/Commercial.

*B. The proposed action meets the purpose and intent of this Ordinance or, in the case of a map amendment, it meets the purpose and intent of the individual district.*

The proposed action meets the purpose and intent of the Rural Commercial zoning district, which is intended "to provide a mix of neighborhood commercial uses and rural industrial, such as contractor's yards and similar uses that do not require municipal water or sanitary sewer services."

*C. There is adequate infrastructure available to serve the proposed action.*

There is adequate infrastructure available to serve the proposed action. Existing utilities on site is satisfactory for continued operation.

### **Recommendation:**

Since surrounding properties are not zoned or guided for incompatible uses, the current zone requires a rezone to the proposed zone, and the Comprehensive Plan guides this parcel for the proposed rezone, staff recommends approval of the rezoning to Rural Commercial.

### **Planning Commission Action:**

1. Consider a motion to recommend approval of the rezoning to Rural Commercial from Transitional Rural Commercial as presented.

### **Attachments:**

1. Applicant's Narrative
2. Context Map
3. Site Map
4. 2040 Comprehensive Plan Land Use Map
5. Existing Conditional Use Permit Resolution
6. Applicant's Rezoning Plans

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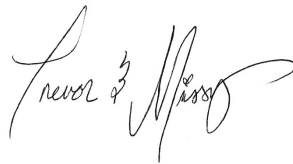
T.Scherber Demolition & Excavating has prepared the following information as part of a ReZoning Application Process for the property at 23240 Co Rd 30

The contents of the requested information is as follows:

## **CONTENTS**

Cover Letter	
About Us	2-3
Existing Zoning / Proposed Zoning / Intended Use	4
References	5
Certificate of Insurance	6

We appreciate the opportunity to grow our business in your community,



Trevor Scherber | Melissa Scherber



## ABOUT US



### A Specialty Contractor You Can Count On—Always.

T. Scherber is a family owned full-service and diversified contractor, located in Rogers, MN providing demolition, excavating, and hauling services.

We've been in business for 10 years and are excited about the recent growth we've had in the residential new construction market. We attribute our growth to who we are as a company.

We're a family owned business that specifically chose the word "Integrity" as a part of our branding. To us, Integrity in Construction means holding the highest standards for the work we do on-site, while

also maintaining strong principals in the way we manage business off-site.

Our team is committed to Service, Support, Safety, Giving Back, & Sustainability—with the work we do.

### Safety Standards

We use up to date safety practices on all of our job sites and at our facilities which includes posting of our Safety Signs. These signs reflect our requirement for OSHA mandated PPE including masks. **Additionally we require temperature checks.**







## A Solid Foundation of Giving Back

As a WBE/MBE General Contractor we have a strong commitment to **diversity, sustainability, and giving back.**

[Learn More→](#)

### Giving Back

We have partnered with local non-profit organizations for years including MN Children's Hospital, Freedom Farms, and Folds of Honor. \$25 of every service is given to one of these charities. It's important to us that we take our service beyond the construction site into the local community to support those in need.

### Diversity

As a WBE/MBE (Woman and Minority Owned) General Contractor we are committed to diversity beyond our status.

Inclusion is a part of who we are and the way we do business. which includes sub-contractor and supplier partners, branding, community outreach, and is also a priority in our hiring practices.

### Sustainability

We use "DERA" (Diesel Emissions Reduction Act) certified equipment purchased from CATERPILLAR which **boosts fuel economy and reduces emissions.**

We are also up to date with "Clean Construction USA" standards when it comes to fleet management and operator training.



### Landfill Less

All demolition debris we process is hauled to Dem-Con, a leading landfill in "Recycling First."



## REZONE REQUEST

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### Existing Zoning and Proposed Zoning

The existing property zoning is TCR Transitional Rural Commercial and we are requesting the property to be rezoned to CR Rural Commercial which we feel strongly is more fitting with other similar properties in the local area, and is consistent with the Comprehensive Plan 2040 Land Use designation of Rural Service/Commercial. The CR Rural Commercial designation fits the needs we have for a company headquarters.

### Nature and Intended Use

Our business is currently spread out in 3 different locations which has become extremely inefficient. We use our farm in Rogers to store trucks and job materials, an outdoor storage space in Medina for equipment, and are also leasing an office in Corcoran from Sunram where 3 office staff work. Our intention is to bring all of our operations into one location to streamline our process and give us room to grow. We would also like to be a local resource to the construction plans coming to the area. We plan to stick to our commitment to integrity in the appearance, maintenance, and utilization of the property.

### Nature of Use Adjacent

The properties to the North, East, and South of the property are zoned TCR Transitional Rural Commercial or CR Rural Commercial use. The property to the west (west side of County Hwy 19) is zoned RR Rural Residential.

### Impact

Our goal is to improve the property by adding perimeter screening berms where appropriate and enhancing with landscape tree plantings. Storm water management improvements would be provided as appropriate for treatment per city standards. Separate application will be made for City approval of site plans that will detail proposed building and site improvements including screening items referenced above.

We anticipate 5-7 trucks and 3-5 cars to be going in and out of the property daily once operations are consolidated to the site. We've grown at a 30% rate over the last 6 years and anticipate the use and traffic to grow at that rate.



## REFERENCES

See what our customers have to say about us.

---

### **Brian Benson - Real Estate Developer / Agent**

(612) 227-8629

Recently Completed: Pillsbury Mansion Demolition, Bracketts Point 5 Lot Development

### **Dan Schaefer - Schaefer Development**

200 Southdale Center, Edina MN 55435

(612) 817-5483

[dan@schaeferco.com](mailto:dan@schaeferco.com)

Recently Completed: 51 France Commercial Building & Sheldon Place Luxury Townhome Villas (demolition, excavation, Site work, sewer and water etc)

### **Sven Gustafson - Stonewood LLC**

153 Lake Street East, Wayzata MN 55391

(612) 267-2670

[sven@stonewood.com](mailto:sven@stonewood.com)

Recently Completed: Christmas Lake Estate (demolition, excavation, lot & soil correction)

### **Eddie Near - NOR SON Custom Builders**

700 E Lake Street #213, Wayzata MN 55391

(952) 767-7949

[eddie.near@nor-son.com](mailto:eddie.near@nor-son.com)

Recently Completed: Medina Estate (demolition, excavation, soil correction, restoration, drainage retention)



# CERTIFICATE OF INSURANCE



SCHEROL-01

SSKILLINGS

## CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
9/29/2020

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Stein Agency Inc. 12800 Lake Blvd Lindstrom, MN 55045	<b>CONTACT NAME:</b> PHONE (A/C, No, Ext): (651) 257-1042      FAX (A/C, No): (651) 257-3937 E-MAIL ADDRESS:													
	<table border="1"> <tr> <th>INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> <tr> <td>INSURER A : <b>Secura Insurance Company</b></td> <td><b>22543</b></td> </tr> <tr> <td>INSURER B :</td> <td></td> </tr> <tr> <td>INSURER C :</td> <td></td> </tr> <tr> <td>INSURER D :</td> <td></td> </tr> <tr> <td>INSURER E :</td> <td></td> </tr> <tr> <td>INSURER F :</td> <td></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : <b>Secura Insurance Company</b>	<b>22543</b>	INSURER B :		INSURER C :		INSURER D :		INSURER E :		INSURER F :
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INSURER D :														
INSURER E :														
INSURER F :														
<b>INSURED</b> Scherber Roll Offs LLC T. Scherber Demolition & Excavating LLC 11415 Valley Drive Rogers, MN 55374														

**COVERAGES**      **CERTIFICATE NUMBER:**      **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD. WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:	X	CP3280699	2/5/2020	2/5/2021	EACH OCCURRENCE \$ <b>1,000,000</b> DAMAGE TO RENTED PREMISES (Ea occurrence) \$ <b>100,000</b> MED EXP (Any one person) \$ <b>10,000</b> PERSONAL & ADV INJURY \$ <b>1,000,000</b> GENERAL AGGREGATE \$ <b>2,000,000</b> PRODUCTS - COM/OP AGG \$ <b>2,000,000</b> \$
A	<b>AUTOMOBILE LIABILITY</b> <input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY		A3280700	2/5/2020	2/5/2021	COMBINED SINGLE LIMIT (Ea accident) \$ <b>1,000,000</b> BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED    RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$ \$
A	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)    Y / N    N / A If yes, describe under DESCRIPTION OF OPERATIONS below		WC3280701	2/5/2020	2/5/2021	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ <b>1,000,000</b> E.L. DISEASE - EA EMPLOYEE \$ <b>1,000,000</b> E.L. DISEASE - POLICY LIMIT \$ <b>1,000,000</b>

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)  
 Minnesota Valley National Wildlife Refuge Trust, Inc. And Minnesota Valley Lands, Inc. Are Here By Named As Additional Insured Per Written Contract On The General Liability.

<b>CERTIFICATE HOLDER</b> Minnesota Valley National Wildlife Refuge Trust, Inc. 15845 Rapids Lake Road Carver, MN 55315	<b>CANCELLATION</b> SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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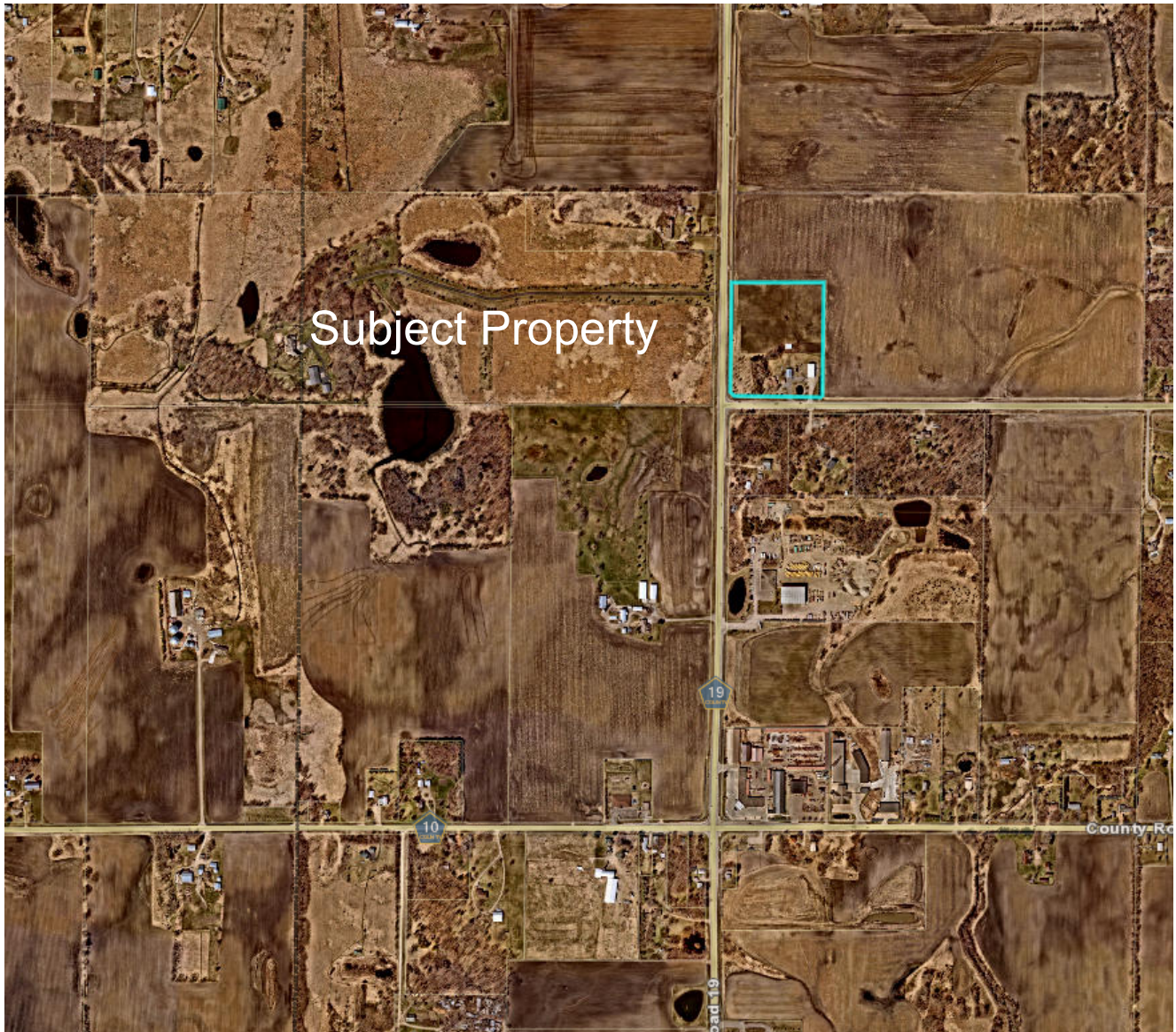
ACORD 25 (2016/03)

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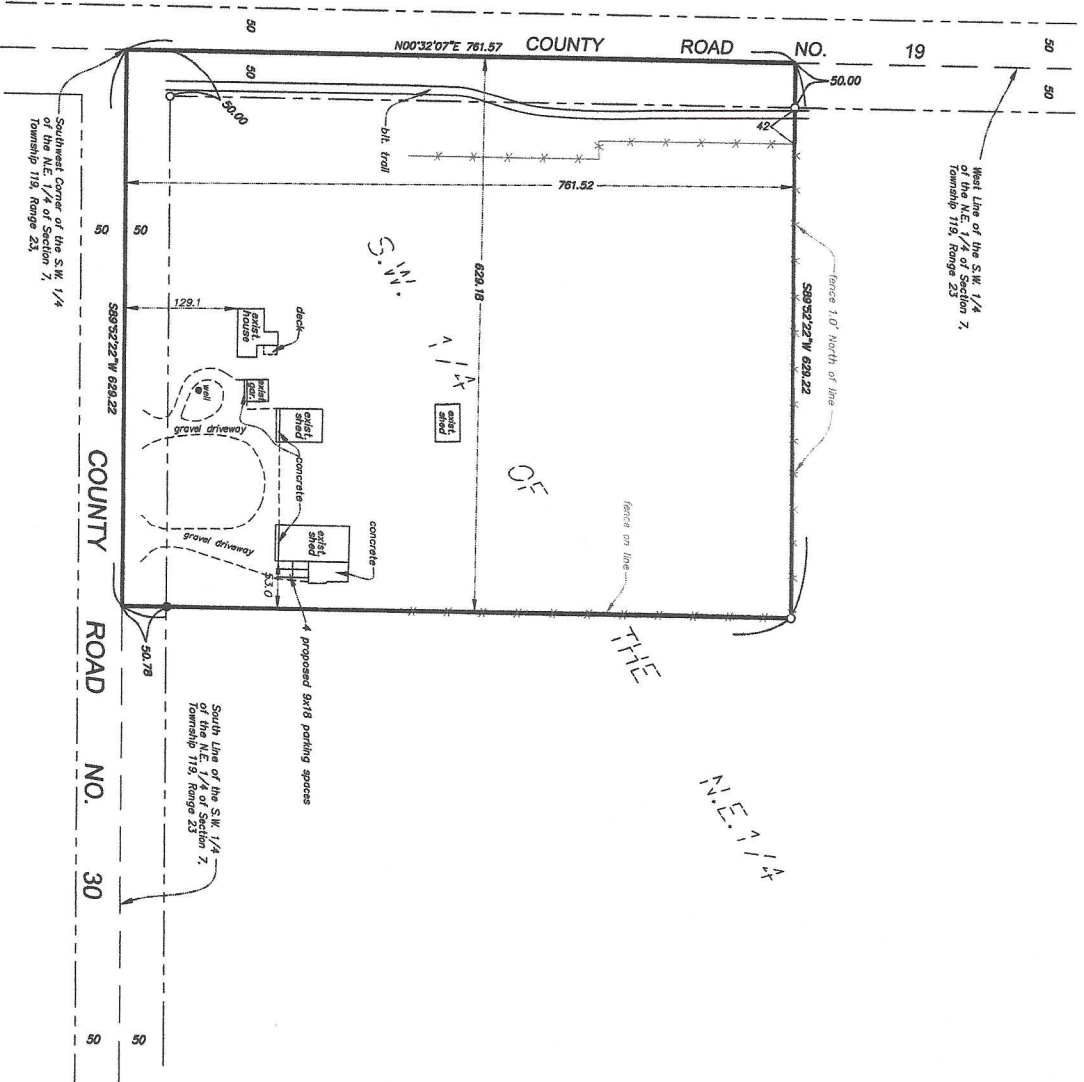
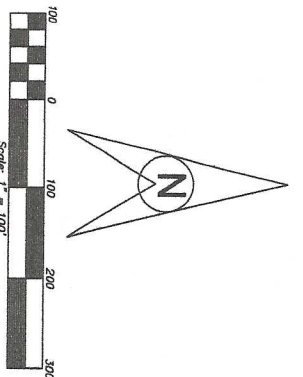


# City of Corcoran Planning Commission Map



Subject Property 23240 County Road 30 PID: 0711923130003. Rezoning from TCR to CR.

# Certificate of Survey



**PROPERTY DESCRIPTION:**  
 The South 761.52 feet of the West 628.18 feet of the Southwest Quarter of the Northeast Quarter of Section 7, Township 119, Range 23, Hennepin County, Minnesota.

- denotes iron monument found
- denotes iron pipe set and marked as shown:
- ⊙ denotes soil boring
- ⊙ denotes percolation test hole

Certificate of Survey on part of the S.W. 1/4 of the N.E. 1/4 of Section 7, Township 119, Range 23, Hennepin County, Minnesota

Requested By: **Linda Kohnen**  
 Date: 8/27/12  
 Drawn By: M.L.H.  
 Scale: 1" = 100'  
 Checked By: P.E.O.

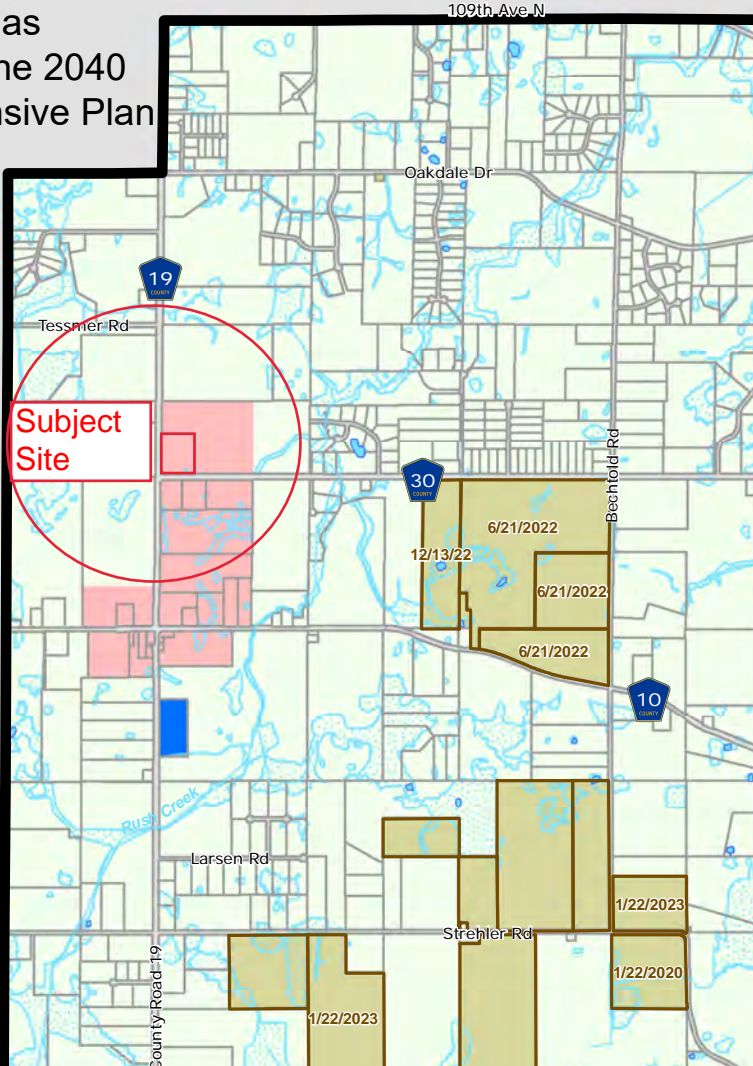
I hereby certify that this survey plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.  
 Paul E. Otto  
 Date: 8-30-12 License # 40062

**Web Site:** [www.ottosassociates.com](http://www.ottosassociates.com)  
**OTTO ASSOCIATES**  
 9 West Division St.  
 Buffalo, MN 55313  
 Ph: (763) 682-4722  
 Fax: (763) 682-3522

Engineers and Land Surveyors, Inc.

Revised:  
 Job No. 1-12-0312

TRC to RC as  
guided by the 2040  
Comprehensive Plan





Doc No **A09952475**

Certified, filed and/or recorded on  
5/13/13 4:30 PM

Office of the County Recorder  
Hennepin County, Minnesota  
Martin McCormick, County Recorder  
Mark V. Chapin, County Auditor and Treasurer

Deputy 8

Pkg ID 971696M

**Doc Name: Resolution**

Document Recording Fee	\$46.00
Attested Copy or Duplicate	\$2.00
Original	
<b>Document Total</b>	<b>\$48.00</b>

RECEIVED  
MAY 21 2013



**RESOLUTION NO. 2013-20**

**Motion By: Asleson  
Seconded By: Cossette**

**APPROVAL OF A CONDITIONAL USE PERMIT AMENDMENT FOR LINDA KOHNEN AT  
23240 COUNTY ROAD 30 (PID 24-119-23-43-0014)**

WHEREAS, Linda Kohnen is requesting approval of an amendment to Resolution 1996-39 approving a conditional use permit for a Home Occupation for Steve Kohnen on property legally described as follows:

The south 761.52 feet of the west 629.18 feet of the southwest quarter of the northeast quarter of Section 7, Township 119, Range 23, Hennepin County, Minnesota.

WHEREAS, the City Council has reviewed the request based on the standards outlined in the City Code, and;

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORCORAN, MINNESOTA, that it should and hereby does approve the request for a Conditional Use Permit Amendment, subject to the following conditions:

1. Conditional use permit amendment approval is granted, in accordance with the application and plans received by the City on March 18, 2013, except as amended by this resolution.
2. This conditional use permit approval replaces Resolution 1996-39. The City finds that the operational characteristics of storage for contractor operations in the accessory building are substantially similar to home occupation operations previously approved by Resolution 1996-39.
3. The conditional use permit is granted to allow commercial storage in the existing accessory building.
4. No outside storage of any vehicles, equipment or supplies related to the commercial business shall be allowed.
5. No exterior parking of commercial employee vehicles shall be allowed. Parking during the day may be allowed within the building.
6. The parking lot shown the plans is not allowed. Any change to the site relate to the commercial operation shall require a rezoning to CR (Rural Commercial), site plan approval and any other permits required by the Corcoran City Code.
7. The applicant shall file the resolution at Hennepin County and provide proof of recording to the City prior to release of any remaining escrow.
8. Approval shall expire within one year of the date of approval unless the applicant commences the authorized use.

RESOLUTION NO. 2013-20

VOTING AYE

- Guenthner, Ken
- Asleson, Rich
- Cossette, Tom
- Lynch, Diane
- Thomas, Ron

VOTING NAY

- Guenthner, Ken
- Asleson, Rich
- Cossette, Tom
- Lynch, Diane
- Thomas, Ron

Whereupon, said Resolution is hereby declared adopted on this 25<sup>th</sup> day of April 2013.



Kenneth Guenthner - Mayor

ATTEST:



Jeanie Heinecke – City Clerk

City Seal

# PROPERTY REZONING

## CORCORAN, MN

CLIENT: **T. Scherber  
Demolition &  
Excavating**

11415 Vally Drive  
Rogers, MN 55374

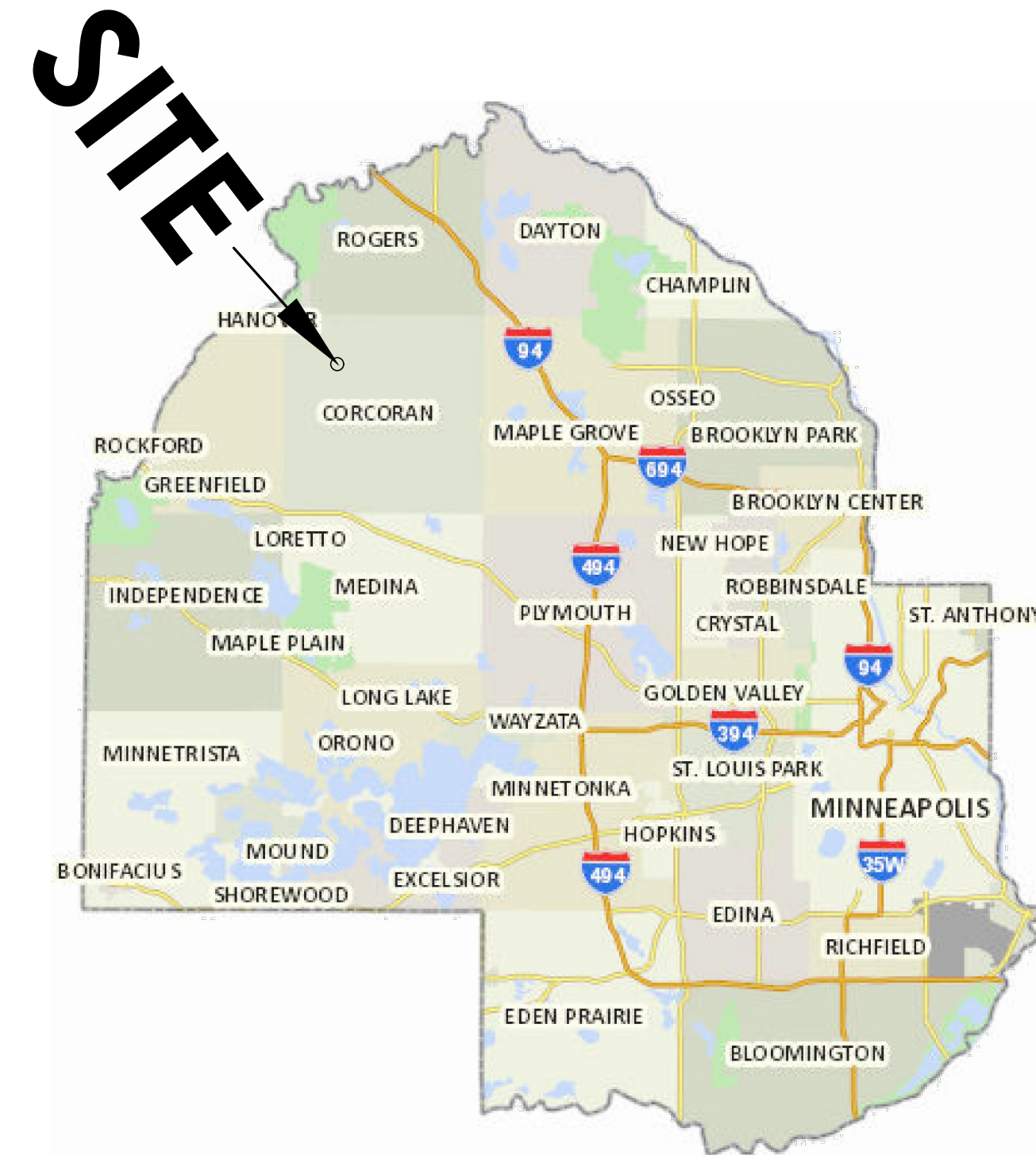
Trevor Scherber  
trevor@tscherber.com  
952-292-9633

**PROPERTY REZONING**  
28240 County Road No. 30  
Corcoran, Minnesota 55374

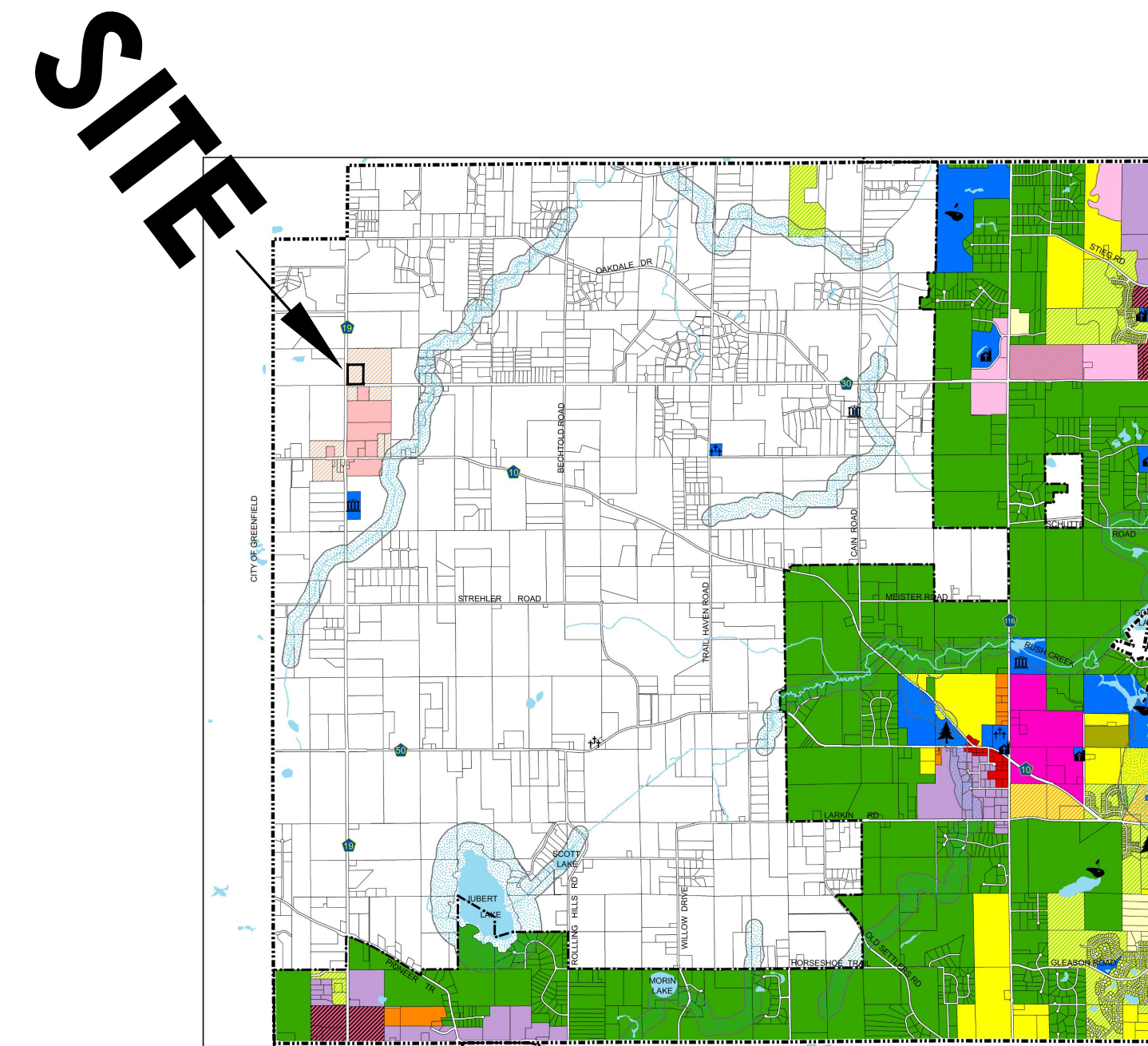
**PROJECT LOCATION PLAN**



**MINNESOTA**



**HENNEPIN COUNTY, MN**



**CORCORAN, MN**

**CITY OF CORCORAN**  
Official Zoning Map

**Zoning Districts:**

- UR Urban Reserve
- RR Rural Reserve
- RSF-1 Single Family Residential 1
- RSF-2 Single Family Residential 2
- RSF-3 Single and Two Family Residential 3
- RMF-1 Medium Density Residential
- RMF-2 Medium Density Residential
- RMF-3 High Density Residential
- MP Manufactured Home Park
- P4 Public Institutional
- TCR Transitional Rural Commercial
- CR Rural Commercial
- C-1 Neighborhood Commercial
- C-2 Community Commercial
- DMU Downtown Mixed Use
- GMU General Mixed Use
- BP Business District
- I-1 Light Industrial
- PLD Planned Unit Development

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

Scale: 0 1,500 3,000 Feet  
Updated September 2020  
Adopted June 2011

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.

Date: 11/03/20 Reg. No. 24,348

PREPARED BY: **CIVIL ENGINEERING**  
**SITE DESIGN**  
118 East Broadway St.  
Monticello, Mn 55362  
Phone: 763-314-0929  
www.civileng.com



**PROJECT LOCATION**

REVISIONS	DATE	DRAWN BY	DESIGNED BY	CHECKED BY	HORIZONTAL SCALE 1 inch = _____ feet (FULL SIZE SHEET 22 x 34)	VERTICAL SCALE 1 inch = _____ feet
11/03/2020 UPDATE PROPOSED ZONING	10/16/20	SD	SD	SD		

DATE	DRAWN BY	DESIGNED BY	CHECKED BY
10/16/20	SD	SD	SD

FILE NO. 00790

**INDEX OF CIVIL SITE DRAWINGS:**

- C0 PROJECT LOCATION PLAN
- C1 EXISTING CONDITIONS TOPOGRAPHY AND SITE FEATURES
- C2 ADJACENT USES PLAN



Project Location Plan



CLIENT:  
**T. Scherber  
 Demolition &  
 Excavating**  
 11415 Vally Drive  
 Rogers, MN 55374  
 Trevor Scherber  
 trevor@tscherber.com  
 952-292-9633

**PROPERTY REZONING**  
 23240 County Road No. 30  
 Corcoran, Minnesota 55374

**EXISTING CONDITIONS  
 TOPOGRAPHY AND SITE FEATURES**

EXISTING P.I.D.  
 07-119-23-13-0003

PROJECT LOCATION  
 PART OF SECTION 07,  
 TOWNSHIP 119, RANGE 23,  
 HENNEPIN COUNTY, MINNESOTA

EXISTING PARCEL AREA  
 11.00 ACRES GROSS  
 9.45 ACRES NET (Excludes Co Rd ROW)

EXISTING ZONING  
 TCR TRANSITIONAL RURAL COMMERCIAL

PROPOSED ZONING  
 CR RURAL COMMERCIAL

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Date: 11/03/20 Reg. No. 24348  
 PREPARED BY: **CIVIL ENGINEERING**  
**SITE DESIGN**  
 115 East Broadway St.  
 Monticello, Mn 55362  
 Phone: 763-314-0929  
 www.civilesd.com

REVISIONS  
 11/03/2020 UPDATE PROPOSED ZONING

DATE	DRAWN BY	DESIGNED BY	CHECKED BY
10/16/20	SD	SD	SD

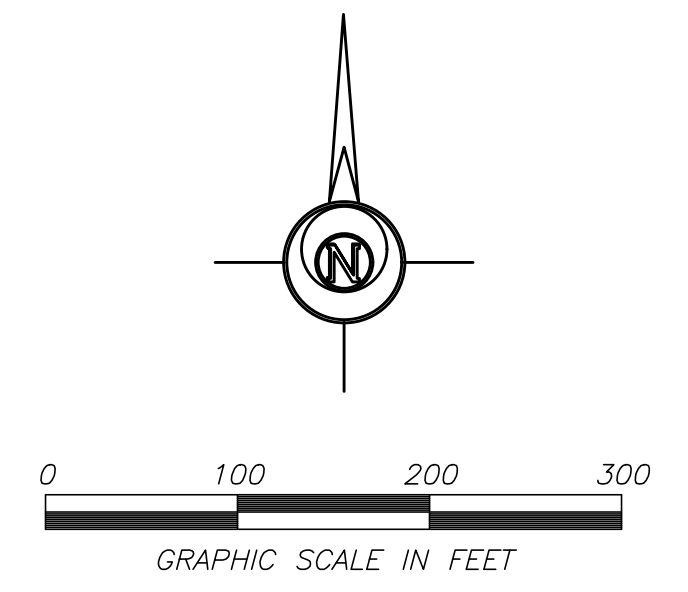
DATE	DRAWN BY	DESIGNED BY	CHECKED BY
10/16/20	SD	SD	SD

FILE NO. 00790

**INDEX OF CIVIL SITE DRAWINGS:**

C0	PROJECT LOCATION PLAN
C1	EXISTING CONDITIONS TOPOGRAPHY AND SITE FEATURES
C2	ADJACENT USES PLAN

**C1**  
 Existing Conditions  
 Topography



EXISTING P.I.D.  
07-119-23-13-0003

PROJECT LOCATION  
PART OF SECTION 07,  
TOWNSHIP 119, RANGE 23,  
HENNEPIN COUNTY, MINNESOTA

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PROPOSED ZONING  
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CLIENT:  
**T. Scherber  
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11415 Vally Drive  
Rogers, MN 55374  
  
Trevor Scherber  
trevor@tscherber.com  
952-292-9633

**PROPERTY REZONING**  
**23240 County Road No. 30**  
**Corcoran, Minnesota 55374**

**ADJACENT USES PLAN**

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.

Date: 11/03/20 Reg. No. 24348

PREPARED BY: **CIVIL ENGINEERING**  
**SITE DESIGN**  
116 East Broadway St.  
Monticello, Mn 55362  
Phone: 763-314-0929  
www.civilresd.com

REVISIONS		VERTICAL SCALE
11/03/2020 UPDATE PROPOSED ZONING		1 inch = _____ feet
		HORIZONTAL SCALE
		1 inch = _____ feet
		(FULL SIZE SHEET 22 x 34)

DATE 10/16/20	DRAWN BY SD	DESIGNED BY SD	CHECKED BY SD
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FILE NO. 00790

**INDEX OF CIVIL SITE DRAWINGS:**

- C0 PROJECT LOCATION PLAN
- C1 EXISTING CONDITIONS TOPOGRAPHY AND SITE FEATURES
- C2 ADJACENT USES PLAN

**C2**  
*Adjacent Uses Plan*



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** November 16, 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. **Final Plat and Final Planned Unit Development Plan for “Rush Creek Reserve” for the Property located at 20400 County Road 10 (PID 23-119-23-42-0004) (city file no. 20-030).** M/I Homes has applied for a final plat and final PUD development plan for phase 1 of the 257-unit residential development. *The item was reviewed at the November 5<sup>th</sup> Planning Commission and is scheduled for the November 23<sup>rd</sup> City Council meeting.*
2. **Final Plat and Final PUD Development Plan for Ravinia 15<sup>th</sup> (PID 36-119-23-24-0045) (city file 20-033).** Lennar has applied for the final phase of the Ravinia development with this 44 lot plat. *The item was reviewed at the November 5<sup>th</sup> Planning Commission and is scheduled for the November 23<sup>rd</sup> City Council meeting.*
3. **Final Plat for Karineimi Addition at 6780 Rolling Hills Road and 6855 Willow Drive (PID 33-119-23-22-0004 and 33-119-23-21-0001) (PID 36-119-23-24-0045) (city file 20-036).** The applicant has requested final plat approval, but has not addressed the preliminary plat conditions regarding the wetland delineation. The application is currently incomplete, but will be scheduled for City Council action upon receipt of a complete application.
4. **Preliminary Plat for the Property located at 23825 Tessmer Road (PID 07-119-23-22-0001) and 10005 CR 19 (PID 07-119-23-21-0002) (city file no. 20-037).** The request is to plat the property to create three lots and one outlot from the two existing parcels. The plat would create two new developable lots. *The item is was reviewed at the November 5<sup>th</sup> Planning Commission public hearing and is scheduled for the November 23<sup>rd</sup> City Council meeting.*
5. **Certificate of Compliance for the Orht property located at 20600 County Road 30 (PID 11-119-23-23-0004) (city file no. 20-038).** The request is to allow ground mounted solar on the residential property. The application is currently incomplete pending a certificate of survey/site plan, but may be administratively approved if the ordinance standards are met.
6. **Rezoning for the property located at 23240 County Road 30 (PID 07-119-23-13-0003) (city file no. 20-040).** *The request from T. Scherber Demolition & Excavating is to rezone the property from Transitional Rural Commercial to Rural Commercial. The applicant would initially use the existing accessory structure for vehicle storage as allowed by the existing CUP and would transition the home to office space. Staff is currently reviewing the application for completeness, but this is tentatively scheduled for the December Planning Commission and City Council meetings.*

7. **Minor Subdivision for St. Therese at 8200 County Road 116 (PID 2411923230001) (city file no. 20-041).** *The applicant is requesting approval of a three parcel subdivision that will create one parcel for city hall, one parcel for St. Therese to purchase and one parcel to be retained by the City for the linear park adjacent to County Road 116. The item is scheduled for City Council action on the November 23<sup>rd</sup> meeting.*

The following projects were recently acted upon and will be closed out:

1. **\*City-Initiated Ordinance Amendment Regarding Non-Residential Uses in Residential Districts (city file 20-028).** The City Council asked staff to present options to consider changes to these standards. Staff presented options in the July 23<sup>rd</sup> Council meeting. The City Council directed staff to schedule a work session where the item could be discussed in more detail. *The item was discussed at the October 22<sup>nd</sup> Council work session and staff was directed to work with the new Council in 2021.*
2. **\*Certificate of Compliance for the Ebert property located at 22080 County Road 10 (PID 16-119-23-21-0001) (city file no. 20-039).** The request is to allow construction of an agricultural building on the residential property. *The application was administratively approved.*