



CITY OF CORCORAN
Corcoran Parks and Trails Commission Agenda
February 18, 2021 - 7:00 pm

Meeting Instructions for the Public

Call: [+1 \(571\) 317-3122](tel:+15713173122)
 Enter Meeting ID: [799-519-317](tel:+1799519317)
 Press *9 to Comment during the Public Comment
 Sections in the meeting.
 Computer log-in:
<https://global.gotomeeting.com/join/799519317>
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1. **Call to Order / Roll Call**
2. **Pledge of Allegiance**
3. **Agenda Approval**
4. **Minutes**
 - a. Minutes – January 21, 2021 Meeting*
5. **Open Forum**
6. **Presentations**
 - a. Corcoran Police Department
 - b. Corcoran Public Works
7. **Unfinished Business**
 - a. 2021-2022 Winter Trail Maintenance Expectations*
8. **New Business**
 - a. Cook Lake Highlands*
9. **Reports/Information**
 - a. Active Planning Applications – Informational only*
 - b. Recreation Coordinator Update*
10. **Subcommittee & Miscellaneous Reports**
 - a. City Council Report*
 - b. Garden Club Report
 - c. Park Dedication Fund*
11. **Other Business/Announcements**
12. **Commissioner Liaison Calendar**
City Council Meetings

2/25/2021	3/11/2021	3/25/2021	4/8/2021	4/22/2021	5/13/2021	5/27/2021
Hoffmann	Christenson	Anderson	Meister	Strehler	Dugan	Nybo

13. Adjournment

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

Due to the COVID-19 health pandemic, the Parks and Trails Commission's regular meeting place is not available and is not open to the public. Pursuant to Minnesota Statute 13D.021 one or more members of the Parks and Trails Commission may participate by telephone or other electronic means.



CITY OF CORCORAN
Corcoran Parks and Trails Meeting Minutes
January 21, 2021 - 7:00 pm

The Corcoran Parks and Trails Commission met on January 21, 2021, in Corcoran, MN.

Pursuant to Minnesota Statute Section 13D.021 and due to the COVID-19 pandemic, the Parks and Trails Commission meeting was held remotely through electronic means using the audio and video conferencing platform Zoom.

Present via telephonic or other electronic means were Commissioners – Anderson, Christenson, Dugan, Hoffmann, Meister, Nybo, and Strehler.

Also present electronically were Mayor McKee, Councilmember Nichols, Councilmember Schultz, and City Administrator Martens.

Recreation Coordinator Christensen Buck was present at City Hall.

1. Call to Order / Roll Call

Chairperson Meister called the meeting to order at 7:01 pm.

2. Pledge of Allegiance

Chairperson Meister invited all in attendance to rise and join in the Pledge of Allegiance.

3. Chairperson and Vice-Chairperson Election

Recreation Coordinator Christensen Buck informed the Commission that they would have to elect a Chairperson and Vice-Chairperson to serve for the year.

Motion: Made by Anderson, seconded by Dugan, to elect Commissioner Meister as Chairperson and Commissioner Christenson as Vice-Chairperson.

Voting Aye by Roll Call Vote: Anderson, Dugan, Hoffmann, Nybo, and Strehler.

Voting Abstain by Roll Call Vote: Christenson and Meister.

(Motion carried 5:0)

4. Agenda Approval

Motion: Made by Nybo, seconded by Christenson, to approve the agenda as presented.

Voting Aye by Roll Call Vote: Anderson, Christenson, Dugan, Hoffmann, Meister, Nybo, and Strehler.

(Motion carried 7:0)

5. Minutes

a. Minutes – September 17, 2020 Meeting Minutes

Motion: Made by Dugan, seconded by Hoffmann, to approve the minutes as presented.

Voting Aye by Roll Call Vote: Anderson, Christenson, Dugan, Hoffmann, Meister, Nybo, and Strehler.

(Motion carried 7:0)

6. Open Forum – None

Recreation Coordinator Christensen Buck informed the Commissioners that no additional individuals, except for those from Three Rivers Park District, were on the call.

7. Presentations

a. Three Rivers Park District – Diamond Lake Regional Trail

Three Rivers Park District Commissioner Marge Beard, Three Rivers Park District Landscape Architect Stephen Shurson, Three Rivers Park District Regional Trail System Manager Danny McCullough, SRF Consulting Group Landscape Architect Stewart Crosby, Three Rivers Park District Director of Planning Kelly Grissman presented their update on the Diamond Lake Regional Trail.

The update included a project and master plan process overview, comments from the public engagement period, and the current preferred route. Commissioners discussed their concerns



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regarding eminent domain for the durations of the trail that go through private property. Three Rivers Park District explained to the Commission that it is very rare that Three Rivers Park District has needed to utilize eminent domain. Commissioners asked questions regarding crossing busy streets such as County Road 116 to which Three Rivers Park District informed the Commission that they would look at options such as overpasses or underpasses.

Motion: Made by Anderson, seconded by Hoffmann, to recommend the City Council approve the preferred route as presented.

Voting Aye by Roll Call Vote: Anderson, Christenson, Dugan, Hoffmann, Meister, Nybo, and Strehler.

(Motion carried 7:0)

8. Unfinished Business – None

9. New Business

Recreation Coordinator Christensen Buck informed the Commission that there were no additional individuals on the call.

a. Year in Review and 2021 Priorities

Recreation Coordinator Christensen Buck updated the Commission on some of the items they worked on during 2020 and future priorities for 2021. Commissioner Anderson requested a review of Wildflower Park to ensure that it was completed entirely.

10. Reports/Information

a. Active Planning Applications – Informational only

City Administrator Martens updated the Commission on the Rush Creek Reserve final plat application that would be going to the Planning Commission and City Council in October.

b. Recreation Coordinator Update

Recreation Coordinator Christensen Buck provided an update on things that she has been working on such as COVID-19 emergency operations center tasks, Parks and Trails Commission packet materials, and the beginning of baseball registration.

11. Subcommittee & Miscellaneous Reports

a. City Council Report

Mayor McKee updated the Commission on items from the City Council meeting that took place on January 14.

b. Commissioner Term Update

Recreation Coordinator Christensen Buck updated the Commission on the upcoming term expirations for Commissioner Nybo and Commissioner Strehler.

c. Garden Club Report

Sharon Meister and Tom Anderson informed the Commission of the Garden Club’s desire to create a Facebook page. Meister and Anderson also provided an update on the annual tree giveaway.

d. Park Dedication Fund

Recreation Coordinator Christensen Buck informed the Commission that the interest allocation was not posted to the spreadsheet yet.

12. Other Business/Announcements - None

13. Commissioner Liaison Calendar

Commissioner Hoffmann and Commissioner Nybo agreed to switch their calendar dates on February 11 and February 25.

1/28/2021	2/11/2021	2/25/2021	3/11/2021	3/25/2021	4/8/2021	4/22/2021
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Dugan	Hoffmann	Nybo	Christenson	Anderson	Meister	Strehler
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14. Adjournment

Motion: Made by Nybo, seconded by Strehler, to adjourn the meeting at 8:46 pm.

Voting Aye by Roll Call Vote: Anderson, Christenson, Dugan, Hoffmann, Meister, Nybo, and Strehler.

(Motion carried 7:0)


Jessica Christensen Buck
Recreation Coordinator

DRAFT



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8200 County Road 116 • Corcoran, MN 55340
763-420-2288 • www.ci.corcoran.mn.us

MEMO

Meeting Date: February 18, 2021

To: Parks and Trails Commission

From: Jessica Christensen Buck, Recreation Coordinator

Re: 2021-2022 Winter Trail Maintenance Expectations

During the March 19, 2019 meeting, the Parks and Trails Commission had a discussion regarding trail maintenance. During this meeting, topics of discussion included the frequency of the mowing and the maintenance of the buffer areas next to the trails.

At the time of the discussion, staff had informed the Parks and Trails Commission of the lack of equipment that is needed to maintain the trails. Discussion continued about having the homeowner associations in the developments maintain the trails for a year. In March of 2020, staff attempted to secure funding for trail maintenance equipment by submitting a grant application for \$7,500 to help cover the cost for two attachments. Unfortunately, the application was not chosen by the Hennepin County Youth Sports grant application review committee.

Looking towards the future, staff would like guidance from the Parks and Trails Commission regarding what they would like to see done with the trails throughout the City.

These recommendations will be communicated with the Planning Commission and City Council for policy considerations.

Areas of input include:













- Demand vs desire for summer/winter maintenance
- Winter maintenance priorities
 - Streets
 - Ice Rink
 - Trails
 - New developments
 - Rural/Three Rivers Park

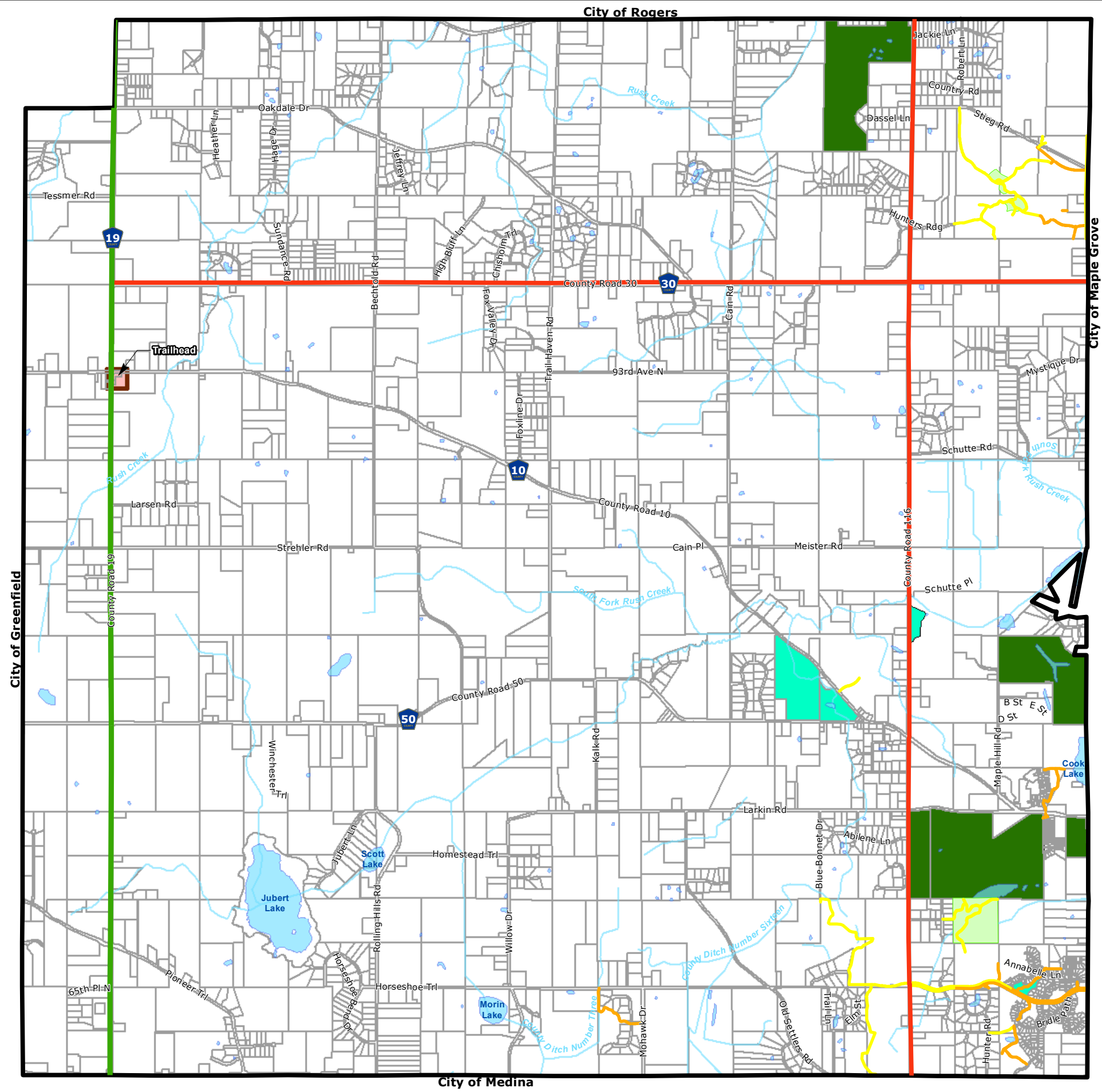
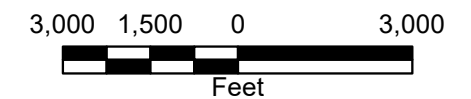
- Overtime eligibility
- Equipment needs
- Boardwalks (Bellwether and Bluestem Circle)
- Contract vs City Staff

Attachments:

1. Trails Map

Existing Parks and Trails Map

-  Regional Trail
-  Existing On Road Trail
-  Existing City Trail
-  Proposed City Trail
-  City Park
-  Trailhead
-  Private Park/Open Space
-  Proposed City Parks
-  Municipal Boundaries
-  Parcel Boundaries
-  Streams
-  Lake/Open Water





105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

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

TO: Corcoran Parks and Trails Commission

FROM: Kevin Shay through Kendra Lindahl, Landform

DATE: February 10, 2021 for the February 18, 2021 Parks and Trails Commission Meeting

RE: Rezoning, Preliminary Plat and Preliminary PUD Development Plan for “Cook Lake Highlands” at 19220 County Road 10 (PID 25-119-23-14-0003) (City File 20-047)

60-DAY REVIEW DEADLINE: March 6, 2021

1. Description of Request

The applicant is requesting approval of “Cook Lake Highlands” which contains a 102-unit senior living cooperative, an 84-unit market rate apartment building, 12 single family residential villa lots, a 12,987 square foot child care and early education facility and a 20,781 square foot assisted living and memory care facility. The site is located on the northwest corner of County Road 10 and Brockton Lane. The development plan shows development of the project in a single phase.

2. Context

Zoning and Land Use

The property is guided Mixed Residential and is zoned Mixed Residential (RMF-2). The property is covered by the shoreland overlay district for Cook Lake and is located in the Southeast District. The property is in the 2020-2025 phase of the 2040 Staging Plan.

Surrounding Properties

The property to the north is guided Low Density Residential and zoned Single Family Residential 2 (RSF-2). The property to the west is the Bass Lake Crossing development. The property to the east is located in the City of Maple Grove and is proposed for a low-density single-family development called Edgewater on Cook Lake. The property to the south is Lions Parks which is guided Mixed Use and zoned Planned Unit Development (PUD).

Natural Characteristics of the Site

There are a number of trees on site, but the Comprehensive Plan does not identify any ecologically significant features. There are wetlands and floodplain areas on site near Cook Lake. The bulk of the site is located in the Shoreland Overlay District for Cook Lake.





3. Analysis of Request

Trails and Sidewalks

The 2040 Parks and Trails Plan map shows an off-road trail that runs along the western property line abutting the Bass Lake Crossing development and an on-road trail that runs along County Road 10.

The on-road trail will be constructed when the improvements to County Road 10 are completed by Hennepin County.

The off-road trail was constructed with the Bass Lake Crossing development and an easement was put in place for a portion of the trail on the Cook Lake property. The proposed Cook Lake Highlands site plan would require the southern portion of the existing off-road trail be removed and reconstructed as a trail along the cul-de-sac serving the proposed single-family villa homes. The trail would reconnect with the off-road trail at the end of the cul-de-sac roughly two-thirds of the way up the property line.



If the Parks Commission is supportive of the request to realign the trail, then the applicant would need to submit an easement vacation application to vacate the existing trail easement and dedicate a new easement with the final plat for the small connecting portion north of the cul-de-sac.



City policy is to require an 8-foot wide trail in a 20-foot easement for off-road trails and give credit for the area of off-road trails shown on the Comprehensive Plan. In this case the easement is already in place and the actions taken would be to vacate a portion of the easement and move a portion of the easement to match the new trail alignment so no park dedication credit would be given.

A private sidewalk connection to the off-road trail is proposed which runs east from the cul-de-sac and connects to the private drive running between the market rate apartments and the senior co-op.

A sidewalk is shown on the south side of 74th Avenue which continues until the intersection with the Maple Grove street connection. The sidewalk should continue south to County Road 10.

Trails will be maintained by the City according to City trail policy and sidewalks will be maintained by building management or homeowners.

Park Dedication

The Comprehensive Plan does not indicate any parks in the area and the applicant is not proposing any parks. Under the current ordinance, park dedication of land is required at 28% of the net pre-development area for Mixed Residential land. Park dedication is only taken for newly created lots. The ordinance would require 5.98 acres of park dedication for the 21.34 acres being platted.

Park dedication credits would be given for any trail easements taken for off road trails shown on the Comprehensive Plan. As noted above the trail easement for this plat would not receive park dedication.

Where no park land is shown on the Comprehensive Plan, the City should take cash-in-lieu of land. For residential developments, the current cash in lieu of land fee has been calculated based on the per capita share of park system costs at \$4,628 per single family unit, \$3,141 per multi family unit and \$4,498 per commercial and industrial unit. Because no trail easements are being dedicated and staff does not recommend this site for a park, the full cash-in lieu of land fee is required. The calculations below outline the park dedication fees for each use based on the current plan:

12 villas x \$4,628 = \$55,536
102 senior living x \$3,141 = \$320,382
84 apartment units x \$3,141 = \$263,844
1 memory care facility x \$4,498 = \$4,498
1 daycare facility x \$4,498 = \$4,498
TOTAL = \$648,758

The final park dedication calculation will be based on final land area calculations and the fee schedule in place at the time of release of the final plat.

4. Summary

The proposed trail realignment would change the character of the trail from being solely an off-road trail to one with an on-road segment. The Comprehensive Plan designates this section as an off-



road trail. The Parks Commission should discuss if moving the proposed section of off-road trail to an on-road trail is desirable for the community.

5. Recommendation

The Parks and Trails Commission should provide a recommendation on the request to remove the existing off-road trail and make it an on-road trail, recommend the sidewalk revisions recommended by staff and recommend cash-in-lieu of land for the full park dedication amount.

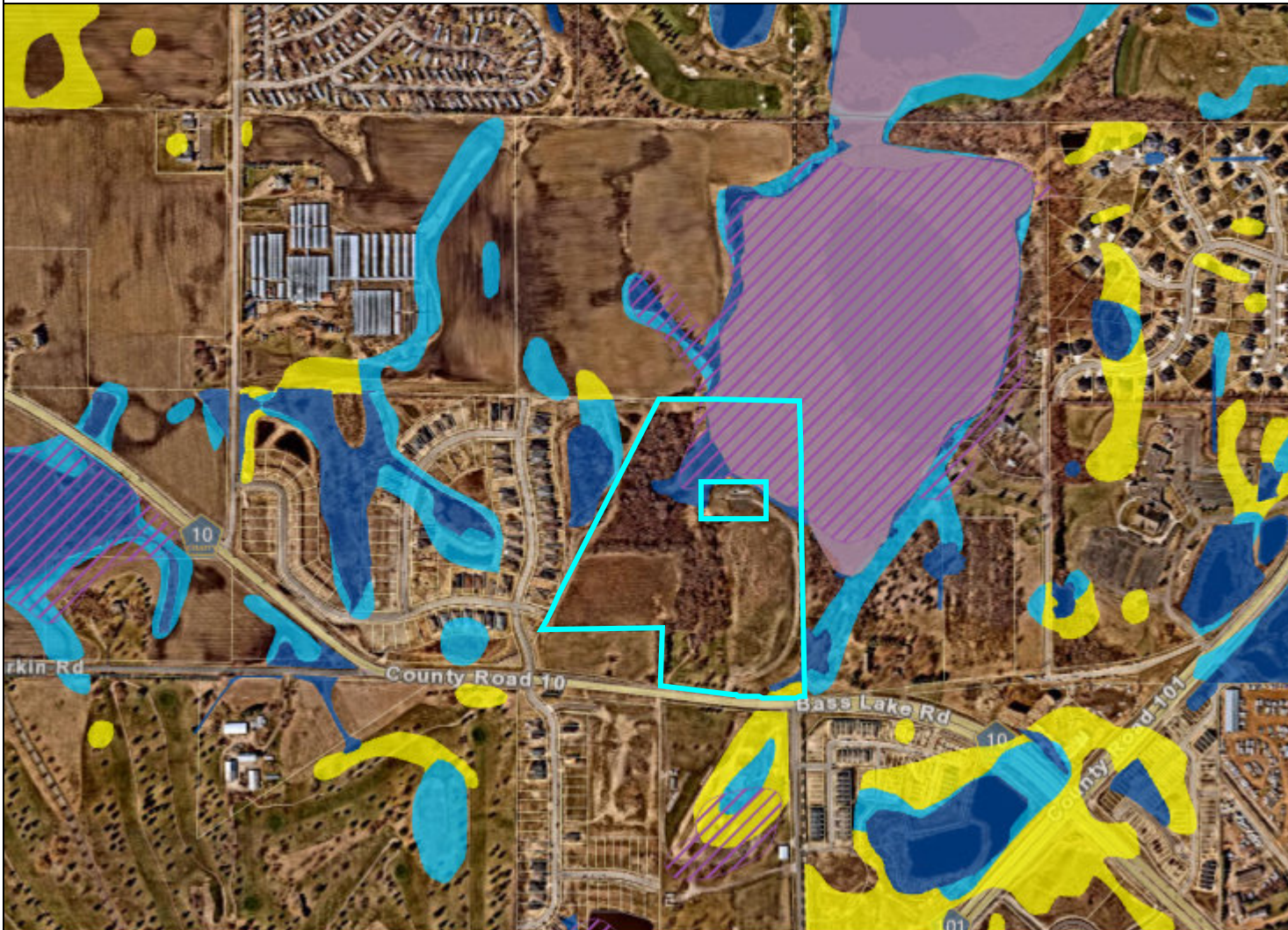
Attachments

1. Site Location Map
2. Applicant's Narrative
3. 2040 Parks and Trails Plan Map
4. Site plan drawings received February 5, 2021



Hennepin County Natural Resources Map

Date: 8/27/2020



Legend

FEMA Floodplains - 100 Year

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

DNR Buffer Protection - Public Waters

- Undefined
- General Development
- Natural Environment
- Natural Sensitive
- Recreational Development
- Special Protection

Wetlands

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

PID: 2511923140003
 Address: 19220 CO RD NO 10,
 CORCORAN
 Owner Name: ALBERT SCHOMMER ESTATE
 Acres: 27.31

Comments:

1 inch = 800 feet



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

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Cook Lake Highlands

Narrative

12/15/2020

Planned Unit Development Preliminary Plat Application

Existing Land Use

Cook Lake Highlands proposed development is located on the Albert Schommer homestead which the family purchased in 1943. It is approximately 27.19 acres located in the southeast quadrant of Corcoran. The City of Maple Grove is adjacent to the east (also a part of the original homestead), and M/I Homes, Bass Lake Crossing project is adjacent to the west. The site is located at the northwest quadrant of Bass Lake Road and future extension of Brockton Lane North. Cook Lake, Rush Creek Golf Course, and the Geurs family farm is located just north of the property. The site consists of rolling topography with farm fields, stands of trees, one homestead, and wetlands adjacent to Cook Lake.

The Property is subject to

- A Metropolitan Council Lift Station Parcel - consisting of approximately 1.5 acres located at the center of the property*
- A permanent easement in favor of the Metropolitan Council for sanitary sewer and water utility purposes, dated December 11, 2012 recorded November 13, 2013. Doc. No. A10027481*
- An easement in favor of City of Corcoran for sanitary sewer and water utility purposes, dated December 26, 2012 and recorded on November 13, 2013. Doc. No. A10027482*
- A trail easement per the M/I Homes, Bass Lake Crossings approved plan. The property owners agreed to and permitted M/I Homes Bass Lake Crossings to construct the trail on this site to collaborate with M/I on the placement of the trail. M/I Homes was aware that we may need to relocate the trail when we completed our plans for the site and have agreed to our trail relocation plan.*

Zoning, Guiding and Proposed Land Use

The Property is zoned RMF-2 Mixed Use Residential per the September 2020 city zoning map and is guided according to the Corcoran 2040 Comprehensive Guide Plan as Mixed Residential with medium density allowing for 8-10 units/acre. The M/I project being developed to the west was also guided mixed residential, medium density. The neighboring properties immediately to the south and east, on the Maple Grove/Corcoran property boundary, are high density, multi-family with attached townhomes being developed by Lennar, multi-family apartments, and a 4- story senior continuum of care project under construction adjacent to Lord of Life Church.

We are requesting the City of Corcoran review and consider approving our Planned Unit Development Preliminary Plat consisting of the following mixed residential and complimentary non-residential Child Care Early Education Center and Senior Memory Care Home.

- **Applewood Pointe- Senior Co-op**

Applewood Pointe of Corcoran is a proposed 4-story 100 +/- unit senior cooperative. The cooperative is a “for sale” product with average home sizes of 1,584 sq. ft. The proposed exterior materials include a combination of high quality, low maintenance stucco, lap siding and shake, as well as cultured stone and brick. All homes have at least two bedrooms and two baths, with many having a sunroom or den.

The total site area is 4.78 acres with a proposed building size of 259,000 gross square feet including the underground parking garage. The community includes numerous common areas that encourage a true community feel, the amenities include: a great room with kitchen facilities, library, sunroom, game/club room, fitness center, craft room and a hobby shop for woodworking. The exterior amenities include walking paths, a screened gazebo, fire pit, garden beds and a pickle ball court. The average buyer at an Applewood Pointe is approximately 70 years old, is very active and is drawn to the amenities within the area.

United Properties completed a demand assessment for senior cooperative housing in Corcoran on November 24, 2020. This study concluded that competition for senior cooperatives is light and most of the competitive supply is over 16 years old, with the exception of Applewood Pointe of Maple Grove at Arbor Lakes, which opened in January 2020, sold out prior to construction completion and has a current waitlist of approximately 35. There is one unit available among the competitive housing supply in the primary market area at Gramercy Park Cooperative Northwest, which is over 5 miles away. The study concluded there is unmet demand. United Properties intent would be to begin marketing the community late-2021. They must reach 60% presales before HUD authorizes us to break ground. Given recent marketing experience, we would anticipate reaching presales by early-2022. The construction timeline is typically 17 months. Their last several cooperatives have been sold out by the time that construction is complete.

United Properties has been in business for over 100 years and has developed 15 Applewood Pointe Cooperatives; 1 is currently under construction and they will break ground on a 16th Applewood Pointe early-2021. There is very strong demand for this product supported by a significant (doubling) increase in the senior population over the next 25 years.

- **Single Family Villa Homes – by M/I Homes or Others**

The 12 single family homes 1 and /or 2 stories in height will be of similar quality, size and design as the adjacent Bass Lake Crossing M/I Homes product. The single-family homes and the existing wetland that lie between the two will provide distance, like kind product, a similar lifestyle, and an appropriate transition for the Bass Lake Crossing homes and neighbors. The code requires 10’ side setbacks. We are proposing 5’ side setbacks. The same setbacks as Bass Lake Crossings adjacent to the west.

- ***New Horizon Child Care and Early Education – a single story building with outdoor play space.***

A Minnesota, family-owned and operated company, has been serving young children for over 45 years. The company continues to thrive as one of the nation’s most successful and respected child-care providers with over 70 schools in Minnesota, Idaho, Iowa and Colorado. 100 percent of New Horizon’s eligible schools have earned accreditation from the National Association for Education of Young Children.

The learning programs offered include education and care for infants, toddlers, preschool, kindergarten, school age, distance and e-learning program, summer camp and enrichment programs.

Accreditations include The National Association for the Education of Young Children (NAEYC), National Early Childhood Program Accreditation (NECPA). Quality Rating Systems, a state-specific program which is designed to measure the quality of care offered in early childhood programs.

Employment opportunities with benefits include positions for full time and part-time, substitute teacher positions, career path and management trainings, and entry level management positions.

- ***Hampton Companies Home Suites Memory Care – A single story building***

“The Right Care at the Right Time” Suite Living Senior Memory Care and Assisted Living provides Memory Care and Specialty Senior Services in a professional managed and carefully designed setting. Individual Care Plans are developed to assure that each resident’s personal needs are met, and residents only pay for services they need to receive.

Home Suites partners with Bluestone Physicians to offer the convenience of a house-call doctor available 24/7 by phone, or for the scheduled monthly house calls.

Level of Care provided includes

- *24-Hour Supervision*
- *Safe, Secured Community*
- *Assistance with ADLs*
- *Medication Management & Administration*
- *Frequent or Complex Staff Intervention*
- *Incontinence Management*
- *2-Person Transfers/Mechanical Lifts*
- *Diabetic & Coumadin Management & Administration*
- *Sliding Scale Insulin*
- *Feeding Tube Assistance*
- *B-12 Injections*
- *Oxygen*
- *Catheter Care*
- *Hospice Coordination*

Our plan proposes the New Horizon Child Care and Home Suites Memory Care will share a drive entrance, exit and a lane/space for fire truck movement. A cross easement agreement for use and maintenance will be put in place to address the shared uses.

- **Multi-Family (Concept) 84 +/- units of a 3-story market rate apartment.**

The value of presenting a concept plan publicly to the City Council, especially during COVID-19 and during an election year, is the attention and feedback generated. I have been developing land for over 30 years and constructive attention and feedback is an integral part of the land design and development process. Existing single-family neighbors have expressed concerns about the location and height of a 4-story apartment building. Our Current proposal has relocated the multi-family apartment site and building by shifting it east to the center of the project. The new location allows room along the western property line for an appropriate transition of single-family homes on a single loaded street, providing a similar residential product adjacent to the existing neighborhood. We have reduced the height of the building from 4- stories to 3 stories and reduced the unit count from 208 units+/- to 85 +/- units. This layout will allow for the northwest peninsula of the property to be used for ponding and remain open, similar to the Bass Lake Crossing project. This design will also provide an appropriate transition of open space, for the future neighborhoods to the north west.

Parking Stall Depth

The code requires 20' deep parking stalls. We are proposing 18' deep parking stalls to minimize the hardcover impact as much as possible.

Intersection of Bass Lake Road (CSAH 10) and Brockton Lane

Trek has provided a \$ 25,000 surety required to complete the feasibility report for the intersection of Bass Lake Road (CSAH 10) and Brockton Lane North. This intersection is designed to provide access for this concept PUD, the adjacent Cook Lake Maple Grove project, the Metropolitan Council L-80 lift station, and ultimately access to a controlled intersection for the adjacent Bass Lake Crossing neighborhood.

The feasibility study revealed a cost estimate for the intersection to be in excess of \$1.1M. This amount does not include the value of land required to be contributed by this project for future corridor/community development. Also, this amount does not include an adjustment required, resulting in additional land to be taken for realignment of CSAH 10 for safety compliance or the land for the Corcoran Booster Station.

Shoreland Overlay - *The PUD is located within the shoreland overlay district.*

Impervious Calculation- *The Shoreland Overlay District allows 25% hardcover. We are requesting 43.4% hardcover. The hardcover calculations for cook Lake Highlands PUD are increased, in part by the demand for additional property to improve and correct the existing roadways and to provide sewer for future corridor development to benefit the greater community.*

Trek has worked with multiple public entities to accommodate and adjust for additional county requirements to realign CSAH 10 and correct the original roadway design by providing additional land for the realignment. This will provide for a safer roadway system per Hennepin County standards. We have collaboratively designed our PUD plan with easements to accommodate the Metropolitan Council lift

station construction, city of Corcoran infrastructure and future shared access for the adjacent community and Metropolitan Council.

We have located our density toward the center of the project allowing us to provide appropriate transitions to adjacent uses on the perimeter of our project. (busy roadways, existing single family residential and farmland guided low density) We have also situated and located storm ponding to help create additional open space transition to adjacent properties.

Building Height- *We have one story buildings at the entrance and along busy roadway to help with transition to Applewood 4-story building closer to lake and the multi-family 3 story building has been relocated to the center of the site away from west property to provide like kind height and use transition with single family.*

Cook Lake Highlands will have trails throughout the project, which will connect to the M/I trail system, the Corcoran trail system and to the Maple Grove trail proposed along Cook Lake, to the church and to the adjacent neighborhood the services.

In summary, *Trek Development is requesting a PUD Preliminary Plat approval consistent with the City of Corcoran's 2040 Comprehensive Guide Plan, recently adopted and approved. We are proposing to develop approximately 20 net acres and 27.31 gross acres into 12 single family homes, 102 Senior for sale, multi-family homes and approximately 84 units of 3-story multi-family, market rate apartments, a child-care learning center, and a senior memory care home.*

The PUD Application provides both developer and community with a framework to master plan, design, and develop a neighborhood with a mix of uses that create appropriate transitions to and from neighboring uses. Master planned developments like Cook Lake Highlands, purposefully interface multiple elements and uses to creatively combine community services and housing needs that cofunction well together. This includes a collaborative design and use of community infrastructure, trails, and green space/wetlands.

The Cook Lake Highlands PUD/master plan proposal creates an opportunity to integrate residential uses with complimentary non-residential uses and establish appropriate transitions from intersections and well-traveled County roadways that will provide for future corridor and community development. The mix of these uses fills gaps of currently unmet demand and creates added value as high-quality housing and services are developed. This PUD has a mix of uses that intentionally provide benefits to those who live within the neighborhood and to those who live within the community.

PUD benefits:

- **Community and Corridor Infrastructure Improvements**
 - *Providing land for L- 80 Lift Station*
 - *Providing additional permanent and temporary utility and access easements for public utilities and public access.*
 - *Providing Land for additional ROW needed to correct a County roadway design for safety standards.*
 - *Providing Land for future county roadway improvements.*

- *Provide Land and access for City of Corcoran community water pump station.*
- *Collaborate with public entities and neighboring community to coordinate and share in the cost to construct the shared access intersection.*
- **Trail connections**
 - *Provide public trails throughout the project*
 - *Provide public trail connections to existing community trail system and to neighboring community trail which will extend access to walking trail along open space adjacent to Cook Lake.*
- **Other**
 - *Designed to create efficient, collaborative, shared uses such as Applewood Senior fire lane, MCES lift station access and trailway.*
 - *Provide a mix of residential and non-residential, relevant, neighborhood and community services such as Child Care and Memory Care at the same time providing appropriate transitions from CSAH 10, Bass Lake Crossings, and future development to the North.*
 - *Opportunity to include “Welcome to Corcoran” on our project monument as an entrance to Corcoran and the project.*

Site Construction - *Cook Lake Highlands will be developed in one phase. The infrastructure construction plan is designed to be constructed as one project. The pad sites will be sold to the buyers/ team members as pad ready sites developed by Trek Development.*

Cook Lake Highlands has expansive, beautiful, long views overlooking the wetlands, the Lake, and Rush Creek Golf Course. The design for this site optimizes the views to the north for the residents and the visibility from CSAH 10 for two the care centers.

The neighborhood services, adjacent at the Markets of Rush Creek make Cook Lake Highlands, Ravinia and other nearby neighborhoods, desirable places to live. Unlike Ravinia, Cook Lake Highlands PUD is located within the Rockford School district. The Rockford district does not have a school nearby, making this mixed residential property a challenging site for single family homes that target school age children. The Rockford high school is located approximately 9 miles west of Cook Lake Highlands.

Even in an existing market of low residential inventory and high demand, the absence of close schools negatively affects the viability of a single family, school age, residential product/neighborhood.

Thank you for your time and consideration.

Sincerely,

Elisabeth Hustad

Elisabeth R. Hustad

Trek Development, Inc

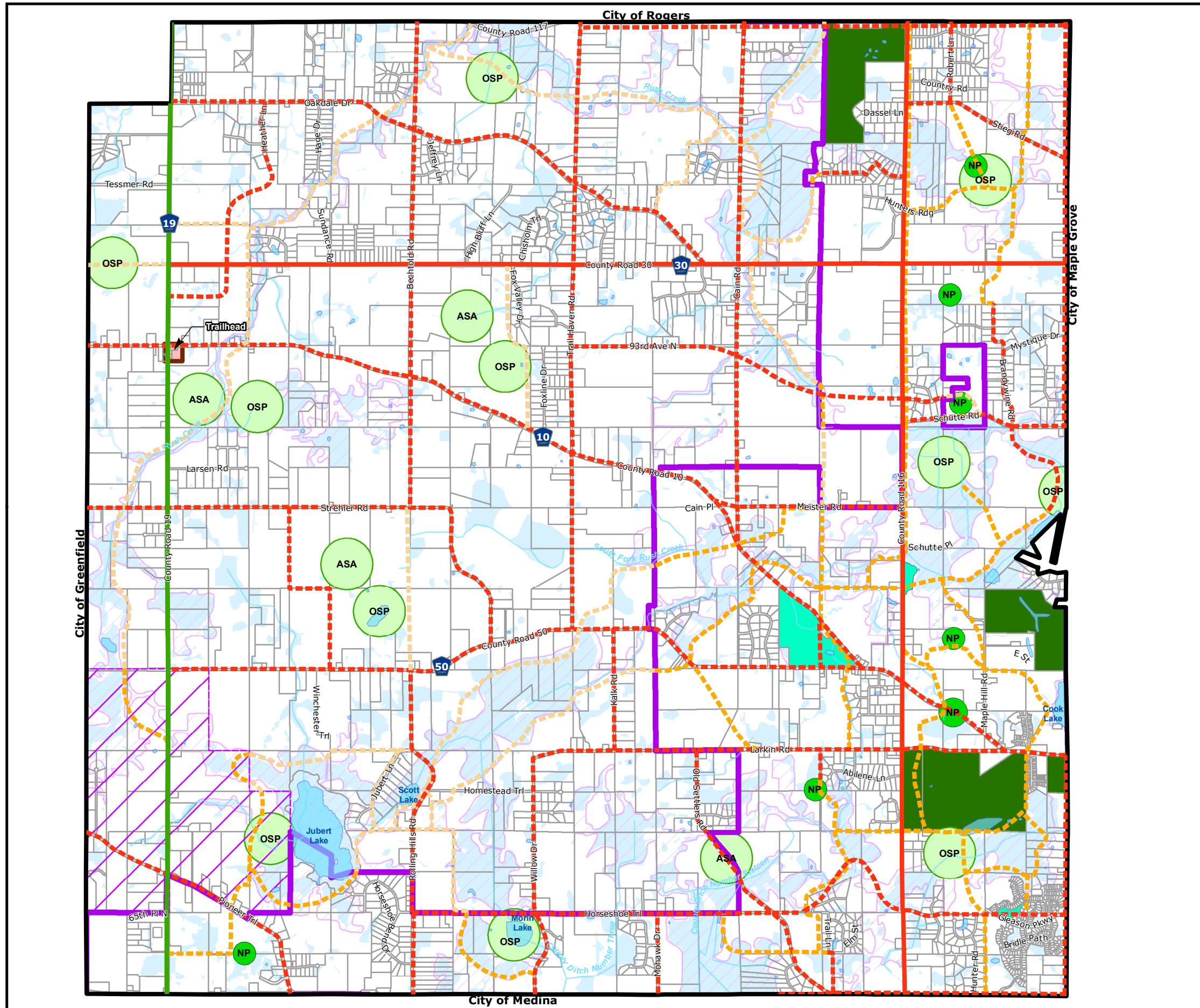
President



CITY OF CORCORAN

2040 COMPREHENSIVE PLAN

Map 5-1 Parks and Trails Plan

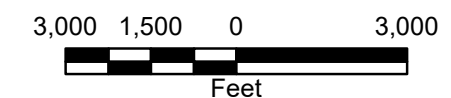


Existing Parks and Trails

- Regional Trail
- Existing On Road Trail
- City Park
- Trailhead
- Private Park/Open Space

Proposed Parks and Trails

- Proposed On Road Trail
- Proposed Off Road Trail
- Proposed Off Road Trail outside 2040 Development Area
- Neighborhood Park
- Community Park
- Greenway Corridor
- Municipal Boundaries
- 2040 MUSA
- Future MUSA Expansion Area
- Parcel Boundaries
- Streams
- Lake/Open Water
- Wetlands



Path: L:\2294\100\2040CompPlan\Parks and Trails Map.mxd
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**PRELIMINARY:
 NOT FOR
 CONSTRUCTION**

Cook Lake Highlands
 Corcoran, Minnesota
Trek Real Estate & Development
 135 Crabbapple Lane, Excelsior, MN 55331

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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

Kevin Teppen
 KEVIN TEPPEN
 DATE 2/5/21 LICENSE NO. 26980

ISSUE/SUBMITTAL SUMMARY
 DATE DESCRIPTION
 12/19/20 CITY SUBMITTAL
 2/5/21 CITY SUBMITTAL

REVISION SUMMARY
 DATE DESCRIPTION

DRAWN BY: KIT_DK REVIEWED BY: DK_MP
 PROJECT NUMBER: 20011

SITE PLAN OVERALL

C2.0

SITE AREA TABLE:

OVERALL SITE AREA CALCULATIONS				
	EXISTING		PROPOSED	
BUILDING COVERAGE	3,865 SF	0.3%	157,706 SF	13.3%
ALL PAVEMENTS	14,348 SF	1.2%	246,257 SF	20.8%
ALL NON-PAVEMENTS	1,166,223 SF	98.5%	780,473 SF	65.9%
TOTAL SITE AREA	1,184,436 SF	100.0%	1,184,436 SF	100.0%

Zoning:
 Existing Zoning: RMF-2 (Mixed Residential District, 8-10 u/a)
 2040 Land Use Guide: Mixed Residential
 Proposed Zoning/ Land Use: PUD
 Overall Net Density: 198 units/lots (10 u/a)
 Block 1, Lot 1, Kid Day Care: 0 units
 Block 1, Lot 2, Memory Care: 0 units
 Block 2, Lot 1, Senior Living: 102 units
 Block 2, Lot 2, Apartment: 84 units
 Block 3, Villa SF lots 50' x 125' min.: 12 lots

OVERALL IMPERVIOUS SURFACE			
EXISTING CONDITION	18,213 SF	1.5%	
PROPOSED CONDITION	403,963 SF	34.1%	
DIFFERENCE (EX. VS PROP.)	385,750 SF	32.6%	

	LOT NO.	LOT AREA (SF)	LOT AREA (AC)	EXISTING WET AREA (SF)	PROP. WET AREA OMIT (SF)	BUFFER AREA OMIT (SF)	POND AREA OMIT (SF)	BLDG HC (SF)	LOT PVMT HC (SF)	SF PATIO HC (SF)	TOTAL LOT HC	% LOT HC
BLOCK 1	1	82077	1.88	691	0	0	0	13016	22582	0	35598	43.74%
	2	93390	2.14	0	0	0	0	20781	18050	0	38831	41.58%
BLOCK 2	1	194836	4.47	4997	4997	5660	0	49846	63057	0	112903	59.47%
	2	154984	3.56	2461	2461	4679	0	38959	48156	0	87115	57.12%
	3	13299	0.31	0	0	0	0	1504	3517	0	5021	37.75%
BLOCK 3	1	12546	0.29	0	0	0	0	2800	401	150	3351	26.71%
	2	9692	0.22	0	0	0	0	2800	364	150	3314	34.19%
	3	7482	0.17	0	0	0	0	2800	366	150	3316	44.32%
	4	6250	0.14	0	0	0	0	2800	360	150	3310	52.96%
	5	6250	0.14	0	0	0	0	2800	360	150	3310	52.96%
	6	6250	0.14	0	0	0	0	2800	360	150	3310	52.96%
	7	6250	0.14	0	0	0	0	2800	360	150	3310	52.96%
	8	6250	0.14	0	0	0	0	2800	360	150	3310	52.96%
	9	6250	0.14	0	0	0	0	2800	360	150	3310	52.96%
	10	6250	0.14	0	0	0	0	2800	360	150	3310	52.96%
	11	6530	0.15	0	0	0	0	2800	418	150	3368	51.58%
	12	7764	0.18	0	0	0	0	2800	795	150	3745	48.24%
OTL A	13909	0.32	0	0	0	0	0	0	0	0	0	0.00%
OTL B	2247	0.05	0	0	0	0	0	0	0	0	0	0.00%
OTL C	366345	8.41	236513	236513	20600	25758	0	1595	0	1595	1.23%	
OTL D	2884	0.07	1681	0	0	0	0	0	0	0	0	0.00%
OTL E	387	0.01	0	0	0	0	0	0	0	0	0	0.00%
ROW (STREETS)	128110	2.94	4913	0	0	0	0.00	82636	0	82636	67.08%	
ROW (CSAH 10)	44204	1.01	3519	0	0	0	0.00	0	0	0	0.00%	
OVERALL TOTAL	1184436	27.19	254775	243971	30939	25758	15706	244457	1800	403963	43.45%	

	AREA SF	AREA AC	ALLOW. UNITS
PRE DEVELOPMENT DENS.	929661	21.34	213.42
POST DEV. DENS.	711454	16.33	163.33
MET COUNC. DENS.	865322	19.87	198.65

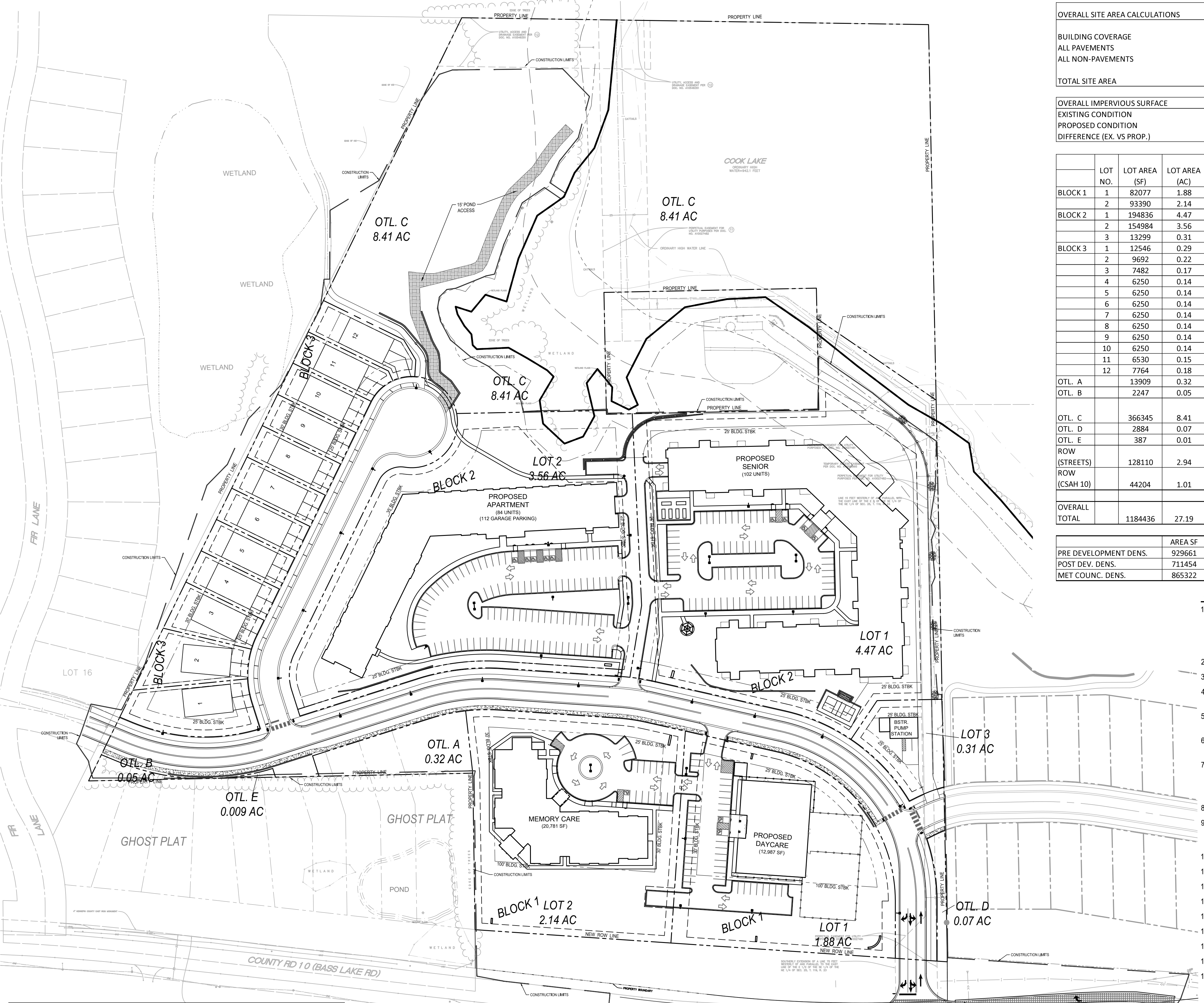
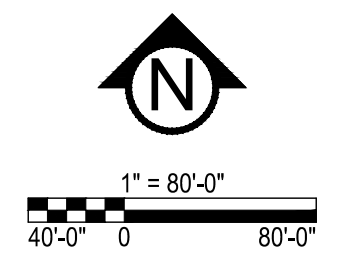
SITE PLAN NOTES:

- CONTRACTOR SHALL VERIFY LOCATIONS AND LAYOUT OF ALL SITE ELEMENTS PRIOR TO BEGINNING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, LOCATIONS OF EXISTING AND PROPOSED PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, BUILDINGS AND PAVEMENTS. CONTRACTOR IS RESPONSIBLE FOR FINAL LOCATIONS OF ALL ELEMENTS FOR THE SITE. ANY REVISIONS REQUIRED AFTER COMMENCEMENT OF CONSTRUCTION, DUE TO LOCATIONAL ADJUSTMENTS SHALL BE CORRECTED AT NO ADDITIONAL COST TO OWNER. ADJUSTMENTS TO THE LAYOUT SHALL BE APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF MATERIALS. STAKE LAYOUT FOR APPROVAL.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, INCLUDING A RIGHT-OF-WAY AND STREET OPENING PERMIT.
- THE CONTRACTOR SHALL VERIFY RECOMMENDATIONS NOTED IN THE GEO TECHNICAL REPORT PRIOR TO INSTALLATION OF SITE IMPROVEMENT MATERIALS.
- CONTRACTOR SHALL FIELD VERIFY COORDINATES AND LOCATION DIMENSIONS OF THE BUILDING AND STAKE FOR REVIEW AND APPROVAL BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION OF FOOTING MATERIALS.
- LOCATIONS OF STRUCTURES, ROADWAY PAVEMENTS, CURBS AND GUTTERS, BOLLARDS, AND WALKS ARE APPROXIMATE AND SHALL BE STAKED IN THE FIELD, PRIOR TO INSTALLATION, FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT.
- CURB DIMENSIONS SHOWN ARE TO FACE OF CURB. BUILDING DIMENSIONS ARE TO FACE OF CONCRETE FOUNDATION. LOCATION OF BUILDING IS TO BUILDING FOUNDATION AND SHALL BE AS SHOWN ON THE DRAWINGS.
- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR SAMPLES AS SPECIFIED FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO FABRICATION FOR ALL PREFABRICATED SITE IMPROVEMENT MATERIALS SUCH AS, BUT NOT LIMITED TO THE FOLLOWING, FURNISHINGS, PAVEMENTS, WALLS, RAILINGS, BENCHES, FLAGPOLES, LANDING PADS FOR CURB RAMPS, AND LIGHT AND POLES. THE OWNER RESERVES THE RIGHT TO REJECT INSTALLED MATERIALS NOT PREVIOUSLY APPROVED.
- PEDESTRIAN CURB RAMPS SHALL BE CONSTRUCTED WITH TRUNCATED DOME LANDING AREAS IN ACCORDANCE WITH A.D.A. REQUIREMENTS-SEE DETAIL.
- CROSSWALK STRIPING SHALL BE 24" WIDE WHITE PAINTED LINE, SPACED 48" ON CENTER PERPENDICULAR TO THE FLOW OF TRAFFIC. WIDTH OF CROSSWALK SHALL BE 5' WIDE. ALL OTHER PAVEMENT MARKINGS SHALL BE WHITE IN COLOR UNLESS OTHERWISE NOTED OR REQUIRED BY ADA OR LOCAL GOVERNING BODIES.
- SEE SITE PLAN FOR CURB AND GUTTER TYPE. TAPER BETWEEN CURB TYPES-SEE DETAIL.
- ALL CURB RADII ARE MINIMUM 3' UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL REFER TO FINAL PLAT FOR LOT BOUNDARIES, NUMBERS, AREAS AND DIMENSIONS PRIOR TO SITE IMPROVEMENTS.
- FIELD VERIFY ALL EXISTING SITE CONDITIONS, DIMENSIONS.
- PARKING IS TO BE SET PARALLEL OR PERPENDICULAR TO EXISTING BUILDING UNLESS NOTED OTHERWISE.
- ALL PARKING LOT PAINT STRIPPING TO BE WHITE, 4" WIDE TYP.
- BITUMINOUS PAVING TO BE "LIGHT DUTY" UNLESS OTHERWISE NOTED. SEE DETAIL SHEETS FOR PAVEMENT SECTIONS.
- ALL TREES THAT ARE TO REMAIN ARE TO BE PROTECTED FROM DAMAGE WITH A CONSTRUCTION FENCE AT THE DRIP LINE. SEE LANDSCAPE DOCUMENTS.
- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

PUBLIC STREET



TYPICAL VILLA HOME SINGLE FAMILY LOT INFORMATION:



CITY OF CORCORAN NOTES:

- RESERVED FOR CITY SPECIFIC NOTES.

SITE PLAN LEGEND:

	LIGHT DUTY BITUMINOUS PAVEMENT. SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH, SEE DETAIL.		PROPERTY LINE
	HEAVY DUTY BITUMINOUS PAVEMENT. SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH, SEE DETAIL.		CONSTRUCTION LIMITS
	PRIVATE CONCRETE PAVEMENT AS SPECIFIED (PAD OR WALK) SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & CONCRETE DEPTHS, SEE DETAIL.		TRAFFIC DIRECTIONAL ARROW PAVEMENT MARKINGS
	CITY CONCRETE SIDEWALK PAVEMENT. SEE DETAIL.		SIGN AND POST ASSEMBLY. SHOP DRAWINGS REQUIRED. HC = ACCESSIBLE SIGN NP = NO PARKING FIRE LANE ST = STOP CP = COMPACT CAR PARKING ONLY
	CURB AND GUTTER-SEE NOTES (T.O.) TIP OUT GUTTER WHERE APPLICABLE-SEE PLAN		

OPERATIONAL NOTES:

- | | | | |
|--|--|---|--|
| BLOCK 1, LOT 1: | SNOW REMOVAL: ALL SNOW SHALL OCCUR ON SITE. | BLOCK 2, LOT 1: | SNOW REMOVAL: ALL SNOW SHALL OCCUR ON SITE. |
| TRASH REMOVAL: TRASH REMOVAL SHALL OCCUR IN TRASH ENCLOSURE. | DELIVERIES: DELIVERIES SHALL OCCUR FRONT DOOR. | TRASH REMOVAL: TRASH REMOVAL SHALL OCCUR IN BUILDING. | DELIVERIES: DELIVERIES SHALL OCCUR FRONT DOOR. |
| BLOCK 1, LOT 2: | SNOW REMOVAL: ALL SNOW SHALL OCCUR ON SITE. | BLOCK 2, LOT 2: | SNOW REMOVAL: ALL SNOW SHALL OCCUR ON SITE. |
| TRASH REMOVAL: TRASH REMOVAL SHALL OCCUR IN TRASH ENCLOSURE. | DELIVERIES: DELIVERIES SHALL OCCUR FRONT DOOR. | TRASH REMOVAL: TRASH REMOVAL SHALL OCCUR IN BUILDING. | DELIVERIES: DELIVERIES SHALL OCCUR FRONT DOOR. |



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 January 20, 2021
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 complete.

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

1. **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.
2. *Final Plat and Final Planned Unit Development for “Tavera” (city file no. 20-042). The application for the first phase of this development includes 33 single family homes south of the main entrance off County Road 116. The item is currently incomplete, but will be scheduled for Planning Commission and City Council action when complete.*
3. *Final 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. 20-043). The applicant is requesting final plat approval for the subdivision which will create three lots and one outlot. The item is currently incomplete, but will be scheduled for City Council action when complete.*
4. *Preliminary Plat and Final Plat for “Hunters Place 2nd Addition” at 10110 CR 116 (PID 12-119-23-22-0001) (city file no. 20-044). The City is requesting approval of a subdivision to create two lots – one for the existing Lothar home and one for the new city well site. The item has been scheduled for a public hearing at the February 4th Planning Commission meeting and City Council action on February 25th.*
5. *Interim Use Permit for an Accessory Dwelling Unit at 6330 Snyder Road (PID 35-119-23-43-0002) (city file no. 20-045). Kevin Henn has requested approval of an accessory dwelling unit in an accessory building. The item has been scheduled for a public hearing at the February 4th Planning Commission meeting and City Council action on February 25th.*
6. *Variance for a front yard setback reduction at 20795 Larkin Road (PID 27-119-23-41-0013) (city file no. 20-046). Nate Kariniemi has requested approval for a setback variance for construction of a new home on a lot he recently subdivided. The item has been scheduled for review at the February 4th Planning Commission meeting and City Council action on February 25th.*
7. *Rezoning, Preliminary Plat and Preliminary PUD Plan for Cook Lake Highlands (PID 25-119-23-14-0003) (city file no. 20-047). Trek Development has requested approval for a mixed use development with a senior co-op, market rate apartment, villa homes, day care and memory care. This item is tentatively scheduled for a public hearing at the March 4th Planning Commission meeting and City Council action on March 25th.*

8. **Wright-Hennepin Cooperative Electric Association request for Wetland Waiver, Preliminary Plat, Variance and Administrative Permit at 19835 Larkin Road. (PID 25-119-23-32-0001) (city file 20-048).** The applicant has submitted a request for a new electric substation on the southwest portion of the site. The wetland waiver is scheduled for Council review on January 28th. The preliminary plat, variance and administrative permit are scheduled for a public hearing at the Planning Commission on February 4th and City Council action on February 25th.
9. **Preliminary Plat and Variance for the Property located at 23020 Strehler Road (PID 17-119-23-32-0003) (city file no. 20-049).** Greg Franzen has requested approval of a subdivision to create three lots and a variance from the minimum lot frontage standards. The application is currently incomplete and will be scheduled for Planning Commission and City Council action when complete.
10. **PUD Sketch Plan Review for Van Blaricom and Schober properties for "Bellwether" (PID 01-119-23-34-0002 and 01-119-23-43-0002) (city file no. 20-050).** Pulte Homes has submitted a request for sketch plan review for a mix of single family homes and villa homes on the 77 acre site. The concept plan has been scheduled for City Council review on January 28th.
11. **Initiation of Agricultural Preserve Expiration at 19550 Schutte Farm Road (PID 13-119-23-21-0006) (city file no. 21-001).** Tom and Ann Schlangen have requested expiration of the Agricultural Preserve designation. The item has been scheduled for City Council review on January 28th.
12. **Concept Plan Review for a New Warehouse / Storage Facility at 22400 State Highway 55 (PID 32-119-23-44-0001) (city file no. 21-002).** Craig Scherber has submitted a request for concept plan review for a storage facility. Staff is reviewing the application and when complete will schedule for City Council review.
13. **Interim Use Permit (IUP) for a Conditional Home Occupation License (CHOL) at 23405 CR 30 (PID 07-119-23-42-0003) (city file no. 21-003).** Jason Larson has requested approval of an IUP for a CHOL to allow auto detailing. The application is currently incomplete and will be scheduled for Planning Commission and City Council action when complete.
14. **Conditional Use Permit and Site Plan for a new NAPA at 19905 75th Avenue (PID 26-119-23-11-0040) (city file no. 21-004),** REH Auto LLC has requested approval of a conditional use permit and site plan for a new 16,400 sq. ft. building. Staff is reviewing the application for completeness. The item is tentatively scheduled for Planning Commission and City Council review in March.

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

1. ***Final Plat for Kariniemi 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 final plat was approved at the December 21, 2020 City Council meeting and the easement vacation was approved at the January 14, 2021.*
2. ***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. *The Planning Commission recommended approval of this item at the December 3rd public hearing and the request was approved by the Council on December 21, 2020.*



CITY OF CORCORAN

8200 County Road 116 · Corcoran, MN 55340
763-420-2288 · www.ci.corcoran.mn.us

MEMO

Meeting Date: February 18, 2021
To: Parks and Trails Commission
From: Jessica Christensen Buck, Recreation Coordinator
Re: Recreation Coordinator Update

The following is a summary of what Recreation Coordinator Christensen Buck has been overseeing since the last meeting.

- **Baseball:** Monitored baseball registrations, updated the baseball Preparedness Plan, began process for acquiring soccer equipment, entered dates onto field reservation calendar for the spring season, and answered questions from parents/guardians regarding the 2021 season.
- **Corcoran Country Daze:** Attended monthly meetings.
- **Emergency Operations Center:** Attended multiple meetings/day, maintained records for daily situation reports from various agencies, continued monitoring of MDH/CDC guidance, updated COVID-19 related finance numbers for department heads, and coordinated a running correspondence to keep City staff informed on COVID-19 updates.
- **Other:** Put together Parks and Trails Commission packet materials, received the Jaycees donation for the cost of the nursery certificate, began working on DNR grant for the Bellwether boardwalk project, attended Minnesota Recreation and Park Association meetings, posted to the City Facebook and Twitter accounts, updated Parks and Recreation related website items, updated the 2021 field and pavilion reservation form, organized documents into Laserfiche to prepare for City Hall remodel move, and assisted with the City Hall remodel move.
- **Ice Rinks:** Coordinated with Public Works regarding the open and closing of the ice rinks.

- Soccer: Updated registration for 2021 season, began referee recruitment, entered dates onto field reservation calendar for the summer season, and began process for acquiring soccer equipment.

Attachments:

None



CITY OF CORCORAN

8200 County Road 116 • Corcoran, MN 55340
763-420-2288 • www.ci.corcoran.mn.us

MEMO

Meeting Date: February 18, 2021
To: Parks and Trails Commission
From: Brad Martens, City Administrator
Re: City Council Report

The Parks and Trails Commission last met on January 21, 2021. The following is a recap of some of the items discussed at City Council meetings since that time. A full recap can be found by reviewing the approved City Council minutes on the website

January 28, 2021 Council Meeting

- Hennepin County Commissioner Kevin Anderson
 - Commissioner Anderson was unable to attend due to a committee meeting; Policy Director Kristy Janigo introduced herself to the City Council and requested the City reach out as needed
- Site Plan Amendment and Conditional Use Permit for Nelson International
 - Approved the site plan amendment and conditional use permit with amendments to landscaping and lighting
- Easement Vacation for Nelson International
 - Opened the public hearing; continued the hearing until the February 11th meeting
- PUD Sketch Plan Review for Van Blaricom and Schober Properties
 - Reviewed a concept for 193 additional housing units; a portion are proposed to be part of the Bellwether development and a portion are proposed to be a new development; Council provided feedback

- Authorize Feasibility Study – City Center Drive and 79th Place Improvements
 - Approved the proposal from Wenck Associates; authorized the Public Works Director to approve optional services if needed
- Draft Appaloosa Woods Feasibility Study
 - Directed staff on how to complete the feasibility study
- Bellwether Park Improvement Project – Boardwalk
 - Directed staff to begin design work for boardwalk construction in 2021 including obtaining quotes for construction, and directed the Parks and Trails Commission to review quotes and make a recommendation to Council
 - Authorized staff to seek grant funds for the project
- 2021 Legislative Priorities
 - Approved the legislative priorities for 2021 with the additional priority of broadband funding
- COVID-19 Pay Program Extension
 - Approved the extension until June 30, 2021
- Schedule Work Session – Northeast Water Supply Planning
 - Called a work session for 5:30 pm on February 11, 2021
- Closed Session – Property Acquisition for the 66th Avenue/Gleason Parkway Extension Corridor Improvements
 - Held the closed session; provided staff direction

February 11, 2021 Council Work Session

- Northeast Water Supply Planning
 - Directed staff to continue with planning as outlined. If all proceeds on schedule, the water system could be up and running by April 2023.

February 11, 2021 Council Meeting

- Public Hearing – Easement Vacation for Nelson International (City File 20-022)
 - Held the public hearing; approved the easement vacation
- Fire Sub-Committee Report Update
 - Reviewed two previous planning documents; directed staff to proceed with developing the work plan according to the previously adopted recommendations
- Hackamore Road Improvement Project Planning
 - Directed staff to proceed with the previously approved project, authorized staff to apply for a Local Road Improvement Program fund solicitation

- Authorize Feasibility Study – Corcoran Trail East and West Street Improvements
 - Authorized a feasibility study including stormwater modeling for the potential project
- Finance Staff Planning
 - Directed staff to proceed with the creation of a finance lead position
- City Council Agenda Format
 - Discussed the agenda format; no changes were made
- Resolution 2021-12 supporting legislation authorizing street infrastructure development fees
 - Approved the resolution supporting the legislation

Attachments:

None

CITY OF CORCORAN					
PARK CAPITAL FUND REPORT					
January 11, 2021					
		CASH FUNDS			
Date		Park Dedication	Memorial Park Maintenance	Combined Fund Balance	
		415-10100	415-10102		
09/16	Beginning Balance	364,189.75	9,097.68	373,287.43	
09/16	Millow Electric	(3,885.00)			
09/16	Interest Earned	0.17	1.15		
09/16	3rd Qtr Interest Allocation	40.13			
10/16	Interest Earned	0.18			
11/16	Garden Gate	(210.00)			
11/16	Park Place Storage 16-027	55,875.00			
11/16	Interest Earned	0.16			
12/16	Park Dedication Fees	11,910.00			
12/16	Interest Earned	0.28	1.14		
12/16	4th Qtr Interest Allocation	405.70			
01/17	Interest Earned	0.37			
02/17	Interest Earned	0.27			
03/17	Wenck - Ravinia Park Design	(769.40)			
03/17	Lennar - Ravinia 8th Addition	79,400.00			
03/17	Interest Earned	0.21	1.12		
03/17	1st Qtr Interest Allocation	283.29			
04/17	Garden Gate	(180.00)			
04/17	Wenck - Ravinia Park Design	(238.50)			
04/17	Interest Earned	0.17			
05/17	Wenck - Ravinia Park Design	(23.60)			
05/17	Interest Earned	0.13			
06/17	Wenck - Ravinia Park Design	(275.40)			
06/17	Interest Earned	0.18	1.14		
06/17	2nd Qtr Interest Allocation	120.83			

07/17	Wenck - Ravinia Park Design	(610.40)			
07/17	Interest Earned	0.21			
08/17	Kevin Dale - Press Box Supplies	(272.78)			
08/17	Kevin Dale - Press Box Supplies	(2,799.30)			
08/17	MN Twins Community Fund - 2016 Hennepin Co. Grant	15,000.00			
08/17	Interest Earned	0.20			
09/17	Morris Excavating - 4" Tile Install	(6,407.50)			
09/17	Wenck - Ravinia Park Design	(57.50)			
09/17	M/I Homes of Minneapolis Bass Lake Crossing	166,740.00			
09/17	Interest Earned	0.18			
09/17	Interest Earned	65.41			
09/17	Interest Earned			1.14	
10/17	Wenck - Ravinia Park Design	(445.80)			
10/17	George or Jean Gmach	7,940.00			
10/17	Interest Earned	0.18			
11/17	Interest Earned	0.29			
12/17	Town & Country Fence	(43,470.00)			
12/17	Interest Earned	0.21		1.15	
12/17	Interest Allocation	736.88			
01/18	Interest Earned	0.15			
02/18	Wenck - Ravinia Park Design	(59.00)			
02/18	Interest Earned	0.23			
03/18	Bass Lake Crossing South park dedication fees	242,645.00			
03/18	Interest Earned	0.29		1.12	
03/18	Interest Allocation	84.27			
04/18	Interest Earned	0.37			
05/18	Transfer to Rockford School Land Fund (423)	(250,000.00)			
05/18	Interest Earned	0.31			
06/18	Interest Earned	0.30		1.15	
06/18	Interest Allocation	1,193.74			
07/18	Interest Earned	0.36			
08/18	Interest Earned	0.34			
08/18	Willow1 LLC park dedication fee	3,970.00			
08/18	Wenck - Ravinia Park Design	(1,066.76)			
08/18	Menards - Ravinia Park Supplies	(17.13)			
08/18	Menards - Ravinia Park Supplies	(460.97)			
09/18	Interest Allocation	393.87			

09/18	Interest Earned	0.33	1.14		
10/18	Acme Tools #27309 Ravinia Park Supplies	(350.00)			
10/18	Brock White #27311 Ravinia Park Supplies	(140.12)			
10/18	Brock White #27311 Ravinia Park Supplies	(153.50)			
10/18	Brock White #27311 Ravinia Park Supplies	(150.66)			
10/18	Brock White #27311 Ravinia Park Supplies	(386.37)			
10/18	Core & Main #27316 Ravinia Park Supplies	(840.00)			
10/18	Menards - Ravinia Park Supplies	(322.00)			
10/18	Vonco II, LLC #27352 Ravinia Park Supplies	(83.53)			
10/18	Wenck - Ravinia Park Design	(2,171.70)			
10/18	Advanced Drainage #27358 Ravinia Park Supplies	(608.07)			
10/18	Cemstone Products #27363 Ravinia Park Supplies	(3,998.50)			
10/18	Minnesota Equipment #27390 Ravinia Park Supplies	(200.00)			
10/18	St. Croix Recreation #27398 Ravinia Park Supplies	(79,890.00)			
10/18	Wenck - Ravinia Park Design	(458.50)			
10/18	Interest Earned	0.33			
11/18	Site One Landscape Supply	(891.00)			
11/18	Interest Earned	0.31			
11/18	Whisney - Park Dedication Fee	15,919.70			
12/18	The Mulch Factory	(8,690.00)			
12/18	Wenck - Ravinia Park Design	(590.50)			
12/18	Interest Earned	0.38	1.14		
12/18	Interest Allocation	1,097.33			
01/19	Interest Earned	0.39			
02/19	Interest Earned	0.44			
03/19	M/I Homes of Minneapolis Bass Lake Crossing	210,410.00			
03/19	Interest Earned	0.55	1.13		
03/19	Interest Allocation	1,388.67			
04/19	Interest Earned	0.50			
05/19	Interest Earned	0.52			
06/19	Interest Earned		1.13		
06/19	Interest Earned	0.43			
06/19	Interest Allocation	3,290.11			
07/19	Ravinia 11th Park Dedication Fees	55,580.00			
07/19	Willow1 LLC park dedication fee	3,970.00			
07/19	Interest Earned	0.46			
08/19	Advanced Irrigation	(8,750.00)			

08/19	St. Croix Recreation	(4,700.00)		
08/19	Interest Earned	0.47		
09/19	Twin City Seed Company	(162.50)		
09/19	The Mulch Factory	(2,172.50)		
09/19	Interest Earned	0.34	1.15	
09/19	Interest Allocation	4,095.24		
10/19	Most Dependable Fountains	(4,370.00)		
10/19	Deposit 10-10-19CH	3,970.00		
10/19	Interest Earned	0.51		
11/19	Highland Products Group (Ravinia Wildflower Park Benches)	(1,095.00)		
11/19	Deposit 11-12-19	714.60		
11/19	Interest Earned	0.45		
12/19	Interest Earned	0.38	1.15	
12/19	Interest Allocation	4,895.77		
01/20	Interest Earned	0.50		
02/20	Interest Earned	0.37		
03/20	Interest Earned	3,581.24	1.14	
03/20	Interest Allocation	0.52		
04/20	Interest Earned	0.72		
05/20	Interest Earned	0.81		
06/20	Interest Earned	0.78	1.13	
06/20	Interest Allocation	1,833.01		
07/20	Interest Earned	0.77		
07/20	Donation	-	352.51	
08/20	Interest Earned	0.62		
09/20	Interest Earned	0.39	1.19	
10/20	Interest Earned	0.34		
10/20	Grove Nursery	(438.80)		
	ENDING BALANCE	828,895.60	9,469.60	838,365.20