



CITY OF CORCORAN
Corcoran Parks and Trails Commission Agenda
October 21, 2021 - 7:00 pm

Meeting Instructions for the Public

Call: +1 312 626 6799
 Enter Meeting ID: 837 5332 6289
 Press *9 to Comment during the Public Comment
 Sections in the meeting.
 Computer log-in:
<https://us02web.zoom.us/j/83753326289>
 For more information on options to provide public
 comment visit: www.corcoranmn.gov

1. **Call to Order / Roll Call**
2. **Pledge of Allegiance**
3. **Agenda Approval**
4. **Minutes**
 - a. Minutes – July 15, 2021 Meeting*
5. **Open Forum**
6. **Presentations – None**
7. **Unfinished Business**
 - a. City Park Project Public Input Discussion*
 - b. Park Rules Adjustment Update*
8. **New Business – Public Comment Opportunity**
 - a. Fee Schedule Exemption Groups*
 - b. Preliminary Plat and Variance Application for Skies Limit LLC “Bechtold Farm”*
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

10/28/2021	11/10/2021*	11/22/2021*	12/9/2021	12/22/2021*	1/13/2021	1/27/2021
Anderson	Meister	Strehler	Dugan	Hoffmann	Nybo	Christenson

13. Adjournment

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



CITY OF CORCORAN
Corcoran Parks and Trails Meeting Minutes
July 16, 2021 - 7:00 pm

The Corcoran Parks and Trails Commission met on July 16, 2021, in Corcoran, MN.

Present were Commissioners – Anderson, Dugan, Hoffmann, Meister, Nybo, and Strehler.

Absent was Commissioner Christenson.

Also present were Mayor McKee, City Administrator Martens, and Recreation Coordinator Christensen Buck.

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. Agenda Approval

City Administrator Martens informed the Commissioners of public comment opportunity options throughout the meeting.

Motion: Made by Anderson, seconded by Dugan, to approve the agenda as presented with the addition of public comment opportunities for each applicable agenda item.

Voting Aye by Roll Call Vote: Anderson, Dugan, Hoffmann, Meister, Nybo, and Strehler. (Motion carried 6:0)

4. Minutes

a. Minutes – May 20, 2021 Meeting Minutes

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

Voting Aye by Roll Call Vote: Anderson, Dugan, Hoffmann, Meister, Nybo, and Strehler. (Motion carried 6:0)

5. Open Forum

Recreation Coordinator Christensen Buck informed the Commission there were no individuals interested in speaking.

6. Presentations

a. Three Rivers Park District – Diamond Lake Regional Trail

Stephen Shurson, Landscape Architect from Three Rivers Park District, provided an overview of the trail as well as the history of the conversations with the City's staff, Commissioners, and Council.

Stewart Crosby, Senior Associate in Landscape Architecture for SRF Consulting, informed the Commissioners of the new adjustments to the trail in the Bellwether development. Commissioner Anderson inquired about a crossing on County Road 116, to which Crosby and Shurson informed the Commission it would likely be a grade separated crossing that would be planned during the master planning process, while the current phase is conceptual and flexible. Commissioners Nybo and Dugan inquired about the route going through City Park and where a potential snowmobile route would go. Crosby informed the Commission that the route is planned to go through City Park and a potential snowmobile route would go through a wider corridor in a park area. Commissioner Anderson asked what amount of the trail is in Corcoran to which Crosby informed the Commissioners that approximately 7.5 miles goes through Corcoran.

Motion: Made by Anderson, seconded by Nybo, to recommend approval of the trail as presented.

Voting Aye by Roll Call Vote: Anderson, Dugan, Hoffmann, Meister, Nybo, and Strehler. (Motion carried 6:0)



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7. Unfinished Business

a. Cook Lake Highlands

City Administrator Martens provided the history of the project and an overview of the motions staff on public trail location, dedication of the proposed public park, and park dedication either in cash-in-lieu of land, land, or a mixture. Commissioners requested more information on the natural resources located on Outlot C, the developer's proposed public park. Beth Hustad with Trek Development informed the Commission of the benefits associated with the City accepting Outlot C including a natural buffer and larger wooded area. Commissioners discussed the maintenance requirements, to which City Administrator Martens discussed the potential future costs with trail maintenance and invasive species.

Motion: Made by Anderson, seconded by Hoffmann, to accept Outlot C as land-in-lieu of cash, accepting the remainder of the park dedication as cash-in-lieu of land, and no trail connection to the cul-de-sac.

Voting Aye by Roll Call Vote: Anderson, Dugan, Hoffmann, Meister, Nybo, and Strehler. (Motion carried 6:0)

8. New Business

a. 2022 Budget and Fee Schedule

Recreation Coordinator Christensen Buck informed the Commissioners of the proposed updates to the 2022 fee schedule to reduce the volleyball reservation block from a 4-hour reservation to a 2-hour reservation. Recreation Coordinator Christensen Buck also updated the Commission on an increase to program fees to help cover the cost of the increased expenses associated with new program equipment. Recreation Coordinator Christensen Buck also informed the Commission of a potential addition of a season, part-time Program Coordinator to assist with programming. Commissioners inquired about increasing the cost difference between residents and non-residents to which Recreation Coordinator Christensen Buck informed the Commission that the registration numbers would likely decrease. Commissioners inquired about the relationship that Corcoran has with the local cricket players to which Recreation Coordinator Christensen Buck informed them she had a meeting with a local group in 2018 to discuss their needs. Mayor McKee updated the Commission of the conversation he had with the local cricket groups which included the request for a discounted reservation rate.

9. Reports/Information

a. Active Planning Applications – Informational only

Commissioners did not have a discussion.

b. Recreation Coordinator Update

Recreation Coordinator Christensen Buck informed the Commission of items that she is working on including baseball and soccer preparations, putting together the Parks and Trails packets, creating social media posts for the City, and organizing Night to Unite with Sergeant Ekenberg.

10. Subcommittee & Miscellaneous Reports

a. City Council Report

Mayor McKee provided an overview of items discussed during previous City Council meetings including the NAPA site plan, Hackamore Road improvement plan update, construction hours, and City Center Drive and 79th Place feasibility study.

b. Garden Club Report

Tom Anderson informed the Commission of the Garden Club's upkeep on the Memorial Garden at City Hall as well as additional plans to update the plants in front of City Hall.



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c. Park Dedication Fund

Recreation Coordinator Christensen Buck informed the Commission that there had not been any updates tot eh park dedication fund.

11. Other Business/Announcements

Commissioner Anderson updated the Commission of his desires to ensure the expectations for parks is portrayed to developers clearly. Commissioner Anderson informed them of the adjustments he would like to make including having parks off an access road, more defined park sizes and frequency based on residential density, and size of parking.

12. Commissioner Liaison Calendar

7/22/2021	8/12/2021	8/26/2021	9/9/2021	9/23/2021	10/14/2021	10/28/2021
Meister	Strehler	Dugan	Hoffmann	Nybo	Christenson	Anderson

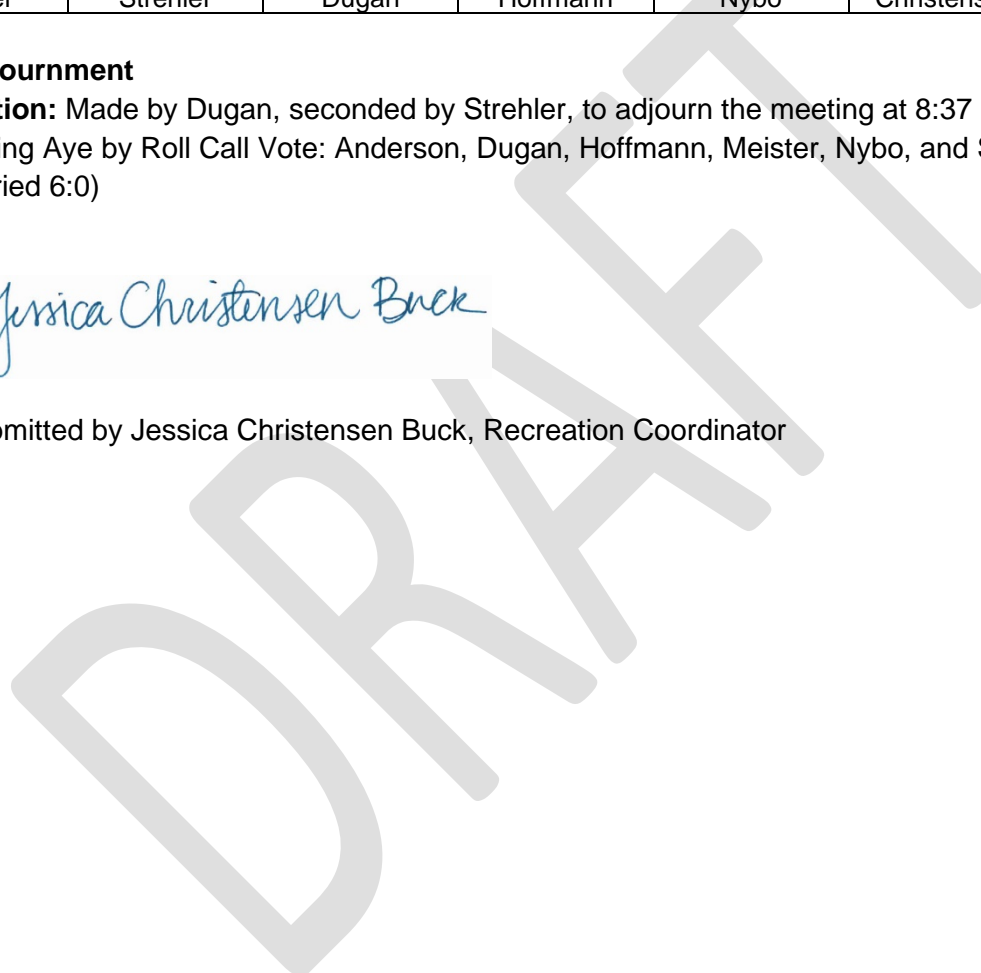
13. Adjournment

Motion: Made by Dugan, seconded by Strehler, to adjourn the meeting at 8:37 pm.

Voting Aye by Roll Call Vote: Anderson, Dugan, Hoffmann, Meister, Nybo, and Strehler. (Motion carried 6:0)

Jessica Christensen Buck

Submitted by Jessica Christensen Buck, Recreation Coordinator





CITY OF CORCORAN

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

MEMO

Meeting Date: October 21, 2021
To: Parks and Trails Commission
From: Jessica Christensen Buck, Recreation Coordinator
Re: City Park Project Public Input Discussion

During the September 19, 2019 Parks and Trails Commission meeting, Commissioners first reviewed staff recommendations for the originally proposed phase 1 of the City Park Master Plan. Following that, at the February 20, 2020 Parks and Trails Commission meeting, the Parks and Trails Commission received additional information on the project and funding options.

Currently, staff is recommending another round of public input prior to proceeding but is looking for the input from the Parks and Trails Commission. Staff is suggesting the process be online utilizing a survey or website, via the city-wide newsletter, in-person, and is open to suggestions on other means to get community engagement.

Staff is also looking at applying for grant funding beginning in 2022 with anticipated construction beginning in 2023.

Attachments:

None



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MEMO

Meeting Date: October 21, 2021
To: Parks and Trails Commission
From: Jessica Christensen Buck, Recreation Coordinator
Re: Park Rules Adjustment Update

Staff brought the topic of updating the park ordinances to the Parks and Trails Commission during the May 16, 2019, and June 18, 2020 meetings. During these meetings, the Commission informed staff on adjustments they had.

The updated ordinances have gone through two Parks and Trails Commission meetings, the Development Review Committee (an internal staff meeting involving various departments), and have been reviewed by the City Attorney. At this point, staff is looking for any final adjustments and a recommendation from the Parks and Trails Commission before bringing the updates to City Council for the final approval.

Attachments:

1. Recommended Ordinance Adjustments

CHAPTER 83: PARKS AND RECREATION

83.01: DEFINITIONS.

For the purpose of this chapter, the following definition shall apply unless the context clearly indicates or requires a different meaning.

BEER. Beer, ale, porter, stout, and other similar fermented beverages of any name or description containing 0.5% or more of alcohol by volume, brewed or produced from malt, wholly or in part, or from any substitute for malt.

CIDER. A product that contains not less than one-half of one percent nor more than seven

ELECTRONIC DELIVERY DEVICE. Any product containing or delivering nicotine, lobelia or any other substance intended for human consumption through the inhalation of aerosol or vapor from the product. This includes, but is not limited to, devices manufactured, marketed, or sold as e-cigarettes, e-cigars, e-pipes, vape pens, mods, tank systems, or under any other product name or descriptor. Electronic delivery device does not include any product that has been approved or certified by the United States Food and Drug Administration for sale as a tobacco-cessation product, as a tobacco-dependence product, or for other medical purposes, and is marketed and sold for such an approved purpose.

FLAVORED MALT/SUGAR BEVERAGE. A fermented malt/sugar beverage that contains 6% or less alcohol by volume, but does not include cider or an alcoholic beverage obtained primarily by fermentation of rice, such as sake.

GOLF BALL. Any ball which is of the type used to play the game of golf and shall also include any projectile of solid construction capable of being struck or propelled by a golf club.

PARKS. Parks, playgrounds, recreational fields, buildings and streams therein, and all public service facilities conducted on grounds, buildings and structures in this municipality which are under control of the city.

PRACTICE GOLF BALL. Any ball which is not of the type used to play the game of golf and is composed of a thin hollow sphere of plastic or other similar light weight material.

TOBACCO PRODUCT. Cigarettes, cigars, cheroots, crimp cut, granulated, perique, pug cut, ready, rugged, stogies and other smoking tobacco; cavendish, plug, snuff, snuff flower and twist tobacco; fine cut and other chewing tobaccos; clippings, cuttings, refuse scripts, shorts and sweepings of tobaccos; and other kinds and forms of tobaccos, prepared in such a manner as to be suitable for chewing, sniffing, or smoking in a pipe; rolling paper; or other tobacco-related devices.

TOBACCO USE. Smoking, chewing, snuffing or otherwise inhaling or ingesting any tobacco product.

WINE. Means a vinous alcoholic beverage containing not more than 14 percent alcohol by volume.

83.02: HOURS OF OPERATION.

No person, unless the person is a duly authorized employee of the city, shall be upon any park property between the hours of 11:00 p.m. and 6:00 a.m. of the following day. No person shall leave or park a vehicle in any of the parks, or parking lots within parks between the hours of 11:00 p.m. and 6:00 a.m. of the following day. Penalty, see § 10.99

83.03: ACTIVITY.

1. *Defacing park property.* No person shall cut, break, scratch, mark or in any way injure or deface any building, fence, pump, lamp, flagpole, construction improvement, facilities or any other feature or property upon or within any park.
2. *Defacing of trees.* No person shall, without specific permission of the city, in any way injure or deface any tree, shrub or plant within the limits of any park.
3. *Littering.* No person shall throw, deposit, place or leave in any park or waters, cans, bottles or refuse of any kind, whether or not the same is offensive to the senses or is injurious to health, except in the receptacles provided for waste.
4. *Posting of signs.* No person shall place, post, fasten, paint or affix any blackboard, bill, notice or sign upon any structure, trees, stone, fence, thing or enclosure along or within any park.
5. *Moving equipment.* No person shall move benches, seats and tables from their places in any park, except on picnic places and there only within designated limits.
6. *Sales in park.* No person shall sell or offer for sale any article or thing whatsoever in any park; this prohibition shall not apply to the sale of refreshments and other articles by persons from the city or under its direction or wherein specific authorization has been given by the city.
7. *Breach of the peace.* No threatening, profane, abusive, disorderly, insulting or indecent language, conduct or behavior, or any act intending to be a breach of the public peace, shall be allowed in or upon any park, playground or park water; nor shall any person or persons gamble, or drink intoxicating liquor, except as allowed in 83.03 (8).
8. *Alcoholic beverage consumption in park.* No person shall serve, possess or consume any alcoholic beverage, except beer, flavored malt/sugar beverages and wine, within a park. No sale of beer, flavored malt/sugar beverages, or wine may take place without first securing the appropriate liquor license from the city, in accordance with the alcoholic beverages licensing section of the city code. Exclusively during events which are so licensed by the city, beer, flavored malt/sugar beverages, and wine may be consumed at the city park hosting the event. Sale and consumption of beer, flavored malt/sugar beverages, and wine in the park shall cease at the close of the event. Beer, flavored malt/sugar beverages, and wine must be packaged only in their original, glass-free container to be allowed inside the parks. Kegs, barrels, case lot quantities or other bulk tap quantities will not be allowed inside city parks.
9. *Animals in park.* All dogs or other domestic animals must be restrained on a leash, no longer than 6 feet, and under direct control at all times. The person controlling the dog or animal must have in their possession means to clean up any animal feces. The person controlling the dog or animal shall be responsible for cleaning up any feces of the animal and disposing of the feces in a sanitary manner.
10. *Fires regulated.* No person shall start any fire at any park except a small fire for culinary purposes, which may be made by picnic parties in the parks pursuant to regulations established by the city. The fire must be contained within a grill, metal fire ring or similar device. No burn barrels, open burning or recreational fires placed on the bare ground are permitted. Every

person who starts any fire and every person starting or using the fire shall completely extinguish the fire or fires before leaving the park and shall dispose of any residue or refuse there from.

11. *Swimming regulations.* No person shall swim, bathe, or enter waters of any public park within the city.
12. *Horses.* No person shall bring or take a horse or horses upon park property, except in instances wherein the horse or horses shall be confined within a trailer type vehicle transporting the horse or horses without delay through the park. This division does not apply wherein the city has established an appropriately marked and specified bridle path within the park providing the horse or horses are confined by the attending person to the marked and specified bridle path.
13. *Parking regulations.* No person shall place, park, or drive upon any park property any motor driven vehicle, except upon duly specified road and parking lot areas.
14. *Containers.* No glass containers will be allowed in Corcoran city parks. Penalty, see § 10.99
15. *Tobacco.* No person shall use tobacco products or electronic delivery devices in city-owned parks, open space areas, pavilions, shelters, buildings, including trails used for walking and biking or on property for which the City retains a perpetual easement for public use as a park. This division does not apply to the use of tobacco products in motor vehicles legally parked on the premises of city-owned parks, open spaces and recreational facilities.
16. *Golf.* No person shall hit, drive, stroke or otherwise propel a golf ball or practice golf ball upon, in, over or across any street, avenue, alley or public place including public parks except within areas of public parks which have been designated for that activity.

(Ord. 305, passed 09-23-21)

83.04: PARK SHELTER RENTAL.

Any party wishing to reserve the park shelter building must have a permit from the city in writing. The city reserves the right to refuse rental based on past experience with a renter or established policy governing type of use. A fee and deposit, in an amount to be set from time to time by council resolution shall be paid 72 hours in advance. If the premises are left the way they were found, and no damages done to the property, the initial damage deposit will be refunded. The renter shall be responsible for any damage cost beyond the initial deposit amount.

83.05: USE OF BALL FIELDS.

All users of the ball fields must pay a fee and damage deposit in an amount to be set from time to time by council resolution. This fee and deposit shall be paid 72 hours in advance of the tournament, except for the City of Corcoran Park benefits. If the premises are left the way they were found, and no damage is done to the property, the initial damage deposit will be refunded. The renter shall be responsible for any damage cost beyond the initial deposit amount.

Any tournament with 3.2 malt liquor sales must obtain a city 3.2 malt liquor licenses.

(Ord. 238, passed 11-20-06)



CITY OF CORCORAN

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

MEMO

Meeting Date: October 21, 2021
To: Parks and Trails Commission
From: Jessica Christensen Buck, Recreation Coordinator
Re: Fee Schedule Exemption Groups

Staff has encountered groups this year looking to rent park amenities without charge as the group or staff felt the renters would fall under “**Group 1: Pre-approved Corcoran Parks and Trails organization. *No usage fee. Only damage deposit required.***” in the Field and Pavilion Reservation Agreement. Upon looking into the list of groups that were “pre-approved” by the Parks and Trails Commission, below is the list of organizations that staff found:

- NW Area Jaycees
- Lions
- Pioneer Society
- Seniors
- Athletic Assoc
- NW Trails
- Corcoran Garden Club
- Corcoran Bee Club

Staff is requesting that the Parks and Trails Commission review the above list and suggest any recommended additions, modifications, and/or removals. Some of the groups listed above are not specific (i.e. “Lions”, “Seniors”, and “Athletic Assoc”) and staff would like to narrow the scope for these groups.

Recommendation by staff would be to update the list with the following additions, modifications, and removals:

- NW Area Jaycees
- Corcoran Lions
- Pioneer Society
- ~~Seniors~~
- ~~Athletic Assoc~~
- NW Trails

- Corcoran Garden Club
- Corcoran Bee Club
- St. John's Lutheran School

St. John's Lutheran School has provided a letter in the attachments regarding their request to be included as a pre-approved group.

Attachments:

1. 2021 Field and Pavilion Reservation Agreement
2. 2017 Fee schedule
3. St. John's Lutheran School letter



CITY OF CORCORAN

Field and Pavilion

Reservation Agreement

8200 County Road 116 Corcoran, Minnesota 55340 | www.corcoranmn.gov | (763) 420-2288

For use of one or more amenities at City Park (20200 County Road 50, Corcoran, Minnesota 55340).

Name: _____ Organization: _____
 Activity: _____ Email: _____
 Mailing Address: _____
 Phone: _____ Cell Phone: _____
 Rental Dates: _____
 Time of Use: _____ Total Hours Used: _____ Total Reservations: _____

Amenities Requested:

Amenity	Cost of Rental	Number of Uses	Total Cost
Pavilion	\$100/day		
Volleyball Court	\$30/4 hour use		
Tennis Courts (2)	\$15/2 hour use		
Field 1*	\$22/hour use		
Field 2*	\$22/hour use		
Field 3*	\$22/hour use		
Lions Field* <i>Lights</i>	\$22/hour use \$30/game		
Snyder Field* <i>Scoreboard & PA System</i>	\$22/hour use \$25/game		
Meister Field*	\$22/hour use		
T-Ball Fields* (4)	\$22/hour use		
Multi-Use Field*	\$22/hour use		
<input type="checkbox"/> Group 1: Pre-approved Corcoran Parks and Trails organization. No usage fee. Only damage deposit required. <input type="checkbox"/> Group 2: Corcoran resident. 10% resident discount. 90% of usage fee and full damage deposit required. <input type="checkbox"/> Group 3: Non-resident, not pre-approved groups, etc. Full usage fee and damage deposit required.			
			Total \$
Damage Deposit <i>**Separate Check**</i>	\$350	Check #:	\$350

*Fields require a minimum rental of 2 hours.

**Damage deposit check will not be processed unless structural, physical, or related damages occur.

Payment Method: Cash Credit Card (Order #: _____) Check (Check #: _____)

NOTES REGARDING RENTALS:

- A tentative 1 week hold can be placed, but full payment is due at time of reservation.
- For organizations renting the ball fields, bases will be supplied by the City of Corcoran. These bases can be found in the boxes next to the field. Users are responsible for setting out and removing the bases. Fields will be graded upon arrival; no chalking of lines will be done by the City of Corcoran.
- The City of Corcoran requires that the group reserving the field has a plan in place in accordance with the Center for Disease Control (CDC) and Minnesota Department of Health (MDH) with regard to the COVID-19 pandemic. It is expected that the plan is shared with and followed by all participants.
- The pavilion has 2 charcoal grills, electricity, but does not have running water. Seating at the shelter will be set to accommodate the social setting guidelines set forth by the MDH. Groups are allowed to bring additional tables for items, food, etc., but not for additional seating that would allow the group to surpass the MDH capacity guideline.

CITY PARK ADDRESS: 20200 COUNTY ROAD 50 | CORCORAN, MINNESOTA 55340



Field	Boys Ages	Girls Ages	Right Base Distance	Pitching Mound	Outfield Fence R/C/L
Snyder Field	14U -16U		80'/90'	60'6"	324'/349'/320'
Meister Field	10U	10U	60'	40'	195'/238'/196'
Lions Field	12U		60'/65'/70'	46'6"/50'6"	278'/268'/267'
Field 1	12U	18U	65'/70'	40'6"/46'6"	280'/280'/280'
Field 2	12U	18U	60'/65'	40'6"/46'6"	280'/280'/280'
Field 3	14U -16U		80'/90'	60'6"	293'/292'/293'
T1, T2, T3, T4	4-8 years old	4-8 years old			

PARKING

- Meister Field, Snyder Field, pavilion, playground, tennis courts, and volleyball court: Use the County Road 10 entrance.
- Field 1, Field 2, Field 3, T1-4, Lions Field, and multi-use field: Use the further west County Road 50 entrance.
- Ice rinks and warming house: Use the further east County Road 50 entrance.

RULES

- Animals in the park must be on a leash no longer than 6 feet long.
- No littering; trash should be placed in the proper receptacles.
- Glass containers are not allowed in the park.
- Intoxicating liquor is not allowed in the park.
- The hours of operation for City of Corcoran parks are 6:00 am - 11:00 pm.
- No placing, parking, or driving on park property with any motor vehicle except on specific roads and parking lots.

CITY BALL FIELDS RENTAL RULES AND REGULATIONS

RENTAL FEES AND DEPOSITS

The City's ball fields cannot be reserved until the Renter has made a reservation with full payment, damage deposit, and the signed application/agreement returned to the City of Corcoran. The rental and damage deposit shall be paid in advance of the use of the City Park. The Renter signing the lease agreement shall be responsible for the payment of the rental fee. The rental fee for the City Park shall be set according to the adopted fee schedule for that year. The damage deposit check will be held by the City and returned upon satisfactory inspection of the park. The Renter shall be held responsible for any damage to the park that occurred as a result of the Renter's use. The damage deposit covers any structural, physical, or related damages to the park along with the removal of any City owned equipment from the park. The City of Corcoran reserves the right to file a claim beyond the damage deposit in order to repair or replace these items. For league ball, the Renter will be responsible for the bill for the use of the satellites on Lions Field. An invoice will be sent out from the City each month, payable within fifteen (15) days, during the duration of your lease. The City reserves the right to suspend Renter's use of the park in the event these invoices are not timely paid.

CANCELLATION

By Renter: The Renter may cancel this Lease Agreement by giving written notice to the City. If the notice is received thirty (30) days prior to the date of use, all fees paid to the City will be refunded to the Renter. If notification is received less than thirty (30) days but 72 hours or more prior to the scheduled date of the use, 50% of the fees paid to the City shall be refunded to the Renter. If notification is received less than 72 hours prior to the scheduled use, no fees will be refunded to the Renter.

All games scheduled will be paid for in advance. Should a game be rained out it is the Renter's responsibility to contact the City the following day so they can be credited or games can be rescheduled. If the Renter opts to be credited, a check will be issued to the lease holder at the end of the reservation.

By City: The City reserves the right to cancel this Lease Agreement up to 72 hours prior to the Date of Use, or at any time for public safety reasons. In such event, the Renter agrees that the City shall have no responsibility or liability for any disruption, damages, or loss which the Renter may suffer or incur due to the cancellation. The City will attempt to notify the Renter as soon as possible if such cancellation occurs. All fees paid to the City shall be refunded if this Lease Agreement is canceled by the City pursuant to this paragraph.

INSPECTION AND CLEAN-UP

It shall be the responsibility of the Renter to clean up the park following the rental. All garbage and trash must be put in the garbage cans before leaving the park. If such clean-up work is not done, the City shall have the park cleaned and the Renter agrees to pay for the charges of this clean-up required to return the park to the condition in which it was prior to the use by the Renter.

COMPLIANCE WITH LAWS

The Renter must comply with all City of Corcoran ordinances, Minnesota State statutes, federal laws, and the established rules for use of Corcoran City Park.

COMPLIANCE WITH CDC AND MDH GUIDANCE ON COVID-19

The Renter recognizes the existence of the COVID-19 pandemic as well as the state and local emergencies. The Renter must comply with all guidance from the Center for Disease Control (CDC) and State of Minnesota, including but not limited to past and future active Executive Orders issued by the Governor, and all guidance published by the Minnesota Department of Health (MDH). The Renter will have a COVID-19 prevention plan in place, but will not be required to submit the plan to the City unless specifically requested. Renter shall publish the plan to all event participants and shall be responsible for ensuring the plan is followed at the park.

I hereby certify that I have read, understand, and agree to follow the Rules and Regulations presented to me herein.

Signature of Applicant: _____

Date: ___/___/___

Processed by: _____

Date: ___/___/___

AGREEMENT TO HOLD HARMLESS AND DEFEND AND INDEMNIFY

I understand that the use of City Park is voluntary and that I'm/we are using it for my/our benefit only. I understand that the use of City Park is undertaken at my/our own risk and that the City of Corcoran will not be liable for any claims, injuries, or damages of whatever nature incurred by me or a member of my organization, or by the negligence of third parties. I further understand the unique risks of gathering in groups and engaging in sports or activities during the COVID-19 pandemic, including the risk of transmission of COVID-19 among participants.

On behalf of myself and the organization I represent, I expressly forever release and discharge the City of Corcoran and its agents, representatives, officials, and employees from any such claims, injuries, or damages. I also agree to defend, indemnify, and hold the City harmless from any claims, injuries, liabilities, costs, or damages of whatever nature, including reasonable attorneys' fees, arising out of or connected with my use of the City Park. If the undersigned fails to do so, then the City may institute an action against the undersigned and all persons using the park for recovery of all costs, including reasonable attorneys' fees, incurred by the City pursuant to this paragraph.

I represent and agree that I have read and I understand the rules and regulations regarding rental of Corcoran City Park. I further understand that the City will not be responsible for providing supervision of the activities and that the City reserves the right to cancel this permit for reasons of public safety or convenience, including but not limited to COVID-19 pandemic response.

Signature of Applicant: _____

Date: ___/___/___

CITY OF CORCORAN 2017 DRAFT FEE SCHEDULE		FEE	Changes for 2017
ADMINISTRATIVE FEE SCHEDULE			
G/L	Records & Service for City Document (Includes Tax)		
100-41900-34000	Resident Address List Labels	60.00	
100-41900-34107	Assessment Search from County	25.00	
100-41900-34000	USB Flash Drive	10.00	
100-41900-36210	Interest charge on 30 day past due Escrow accounts	10%	
100-41900-34105	Notary Fee - per document	1.00	
100-41900-34105	Candidate Filing Fee	2.00	
	Code Books		
100-41900-34105	Code Book (Codes/Zoning/Subd) Binder	65.00	
100-41900-34105	Municipal Code Only	35.00	
100-41900-34105	Subdivision Code Only	35.00	
100-41900-34105	Zoning Code Only	35.00	
100-41900-34105	Comprehensive Plan Book Printed - special order	100.00	
	Copies		
100-41900-34105	Copies black/white - up to 8 1/2x14 per page	0.25	
100-41900-34105	Copies black/white - 11 x 17 per page	0.55	
100-41900-34105	Copies Color up to 8 1/2x14 pp	1.00	
100-41900-34105	Copies Color 11x17	1.50	
100-41900-34105	Copies Oversize (Larger than 11X17) - Special Order	Varies	
	Labor/Staff Research		
100-41900-34000	Data Request Retrieval Cost per hour		Salary of the lowest-paid entity employee who can complete the task
100-41900-34000	Normal Business Hrs (1 hr min.) per hour	65.00	Changed from \$65.00 to the salary of the lowest-paid entity employee who can complete the task to comply with Minnesota Data Practices Requirements
100-41900-34000	After Hours (1 hr minimum) per hour	100.00	
	Late Fees / Penalties		
100-41941-36200	Returned Check Fee	38.00	
100-41941-36200	Delinquent Fee	10.00	
100-42400-36200	Permit Cancellation Fee	25.00	
	Maps		
100-41900-34105	Color Maps - on cardstock	3.00	
100-41900-34105	Oversized or Laminated - special order	Varies	
100-41900-34105	Topos - special order	Varies	
	Recycling Fee		
100-43232-34400	Recycling Fee - Annually	35.77	Maintained the Current City 8% Contribution towards Recycling
100-43232-34400	Recycling Delinquent Fee	10.00	
100-43232-34400	Recycling Provider Late Fee	1.5% per month	
	Community Room Fees		
	Damage Deposit Required On All Rentals		
	Group 1 Local Non Profit Groups: NW Area Jaycees, Lions, Pioneer Society, Seniors, Athletic Assoc, NW Trails, Corcoran Garden Club, Corcoran Bee Club	N/C	
	Group 2 Corcoran Residents	10% discount	
	Community Room Rental Fee - Per Day		
	Includes Kitchen and Memorial Garden		
100-41941-34101	Monday - Thursday	150.00	
100-41941-34101	Friday	275.00	
100-41941-34101	Saturday - Sunday	350.00	
	Community Room Rental - General Public Non-Profit Groups - Per Day		
100-41941-34101	If Contract 6 + time per year (Excludes Saturdays)	80.00 per day	
	Conference Room/Council Chamber Rental Fee - Per Day		
100-41941-34101	Conference Room/Council Chamber	75.00	
	Approved Non Profit Public Safety Training Classes		
100-41941-34101	Conference Room (up to 10 people)	35.00	
100-41941-34101	Damage Deposit	350.00	
	Police Security		
100-42100-34201	Police Security serving alcohol (per hr no discount applies)*	75.00	Change from \$70.00 to \$75.00 based on personnel/equipment/insurance costs
100-42100-34201	Police Security serving alcohol (holiday rate per hr no discount applies)*	100.00	Change from \$90.00 to \$100.00 based on personnel/equipment/insurance costs
201-42100-34201	Reserve Officer Event Security (per hr no discount applies)*	25.00	Change from \$20.00 to \$25.00 based on equipment/insurance costs
	City Park - Picnic Facility		
100-45200-34101	Rental Fee	100.00	Changed from \$80.00 to \$100.00 based on comparison to surrounding community park shelter fees
100-45200-34101	Damage Deposit	350.00	
100-45200-34101	Soccer/Football/Baseball - per field (6 hour usage)	30.00	
100-45200-34101	Lights (Lions field only) - Additional per game	30.00	
100-45200-34101	Tennis Courts - All courts 4 hour usage	30.00	
100-45200-34101	Fields/Tennis Courts Damage Deposit (per season, all groups)	350.00	
100-45200-34101	Photography Rental - Community Garden (3 hour maximum)	25.00	Addition as multiple groups inquired about utilizing the space for photos
	Engraved Memorial Bricks (tax included)		
415-45200-36230	4 x 8 Engraved Brick	50.00	
415-45200-36230	12 x 12 Engraved Brick	100.00	
415-45200-36230	Engraved Stone (Large)	135.00	
415-45200-36230	Engraved Stone (X-Large)	175.00	
415-45200-36230	48" Maintenance Free Bench	Varies*	
415-45200-36230	Concrete Bench - 22 Characters	Varies*	
415-45200-36230	Granite Bench	Varies*	
	*Product and prices subject to change with vendors		
	Administrative Fees - Rentals		
100-41941-34101	Mutiple Date Change Fee (1 Date Change Per Year Free)	10.00	Addition as multiple groups have changed several dates on contracts which require additional staff time and follow up
	Licenses & Miscellaneous Permits		
	Liquor/Tobacco License		
100-41900-32110	Temporary 3.2 Malt Liquor License - 1 - 4 Day Event	25.00	
100-41900-32110	Temporary Malt Liquor License - 1 - 4 Day Event	25.00	
100-41900-32110	Temporary 3.2 Malt Liquor License - Annual Max	100.00	

Kyle Peterman
St. John's Lutheran
9141 CR 101
Corcoran, MN 55340

5 October 2021

Parks and Trails Commission - City of Corcoran
8200 County Rd 116
Corcoran, MN 55340

Dear Members of the Parks and Trails Commission:

I am writing this letter to request that you consider and approve St. John's Lutheran Church and School to be placed on your Pre-Approved list for use of Corcoran Community Park. Our main use of the park is for an annual Cross Country Meet that is held in late September and early October of each year. This past year we were able to host a twelve school meet and appreciate the availability of Corcoran Community Park for this annual event. I am hoping that by being part of the Pre-Approved list, we can help expedite future reservations of the park for this annual event.

Sincerely,

Kyle Peterman
Athletic Director / Teacher
763-218-4110
kyle.peterman@stjlutherschool.org



TO: Corcoran Parks and Trails Commission

FROM: Nicholas Ouellette through Kendra Lindahl, Landform

DATE: October 14, 2021 for the October 21, 2021 Parks and Trails Commission Meeting

RE: Preliminary Plat and Variance Application for Skies Limit LLC "Bechtold Farm" on the property located at 10165 Bechtold Road (PID 05-119-23-44-0001 and 08-119-23-11-0007) (City File No. 21-030)

REVIEW DEADLINE: January 19, 2022

1. Description of Request

The applicant is requesting approval of a preliminary plat and variance for two adjoining properties: a 78.96-acre property located at 10165 Bechtold Road and a 36.65-acre unaddressed property located immediately south of 10165 Bechtold Road. The subdivision will result in 12 single-family lots ranging in size from 5.1- to 21.5-acres. The variance is to allow proposed Lot 10, Block 1 to have a private driveway in the unimproved public right-of-way that will be dedicated for Garden Lane.

2. Context

Background

There is an existing trail easement, one acre (gross) in area, situated along the west property line and westernmost portion of the south property line at 10165 Bechtold Road. This trail easement was deeded to the City for park dedication with a 2009 subdivision for "Bechtold Family Acres" that subdivided a 46.65-acre parcel into a 36.65-acre outlot and a 10-acre lot at 9901 Bechtold Road. Park dedication was required at 10% of the platted lot (but not the outlot), which required 1-acre of park land dedication. In lieu of cash, the landowner provided the required one-acre park dedication on 10165 Bechtold Road in the form of a trail easement adjacent to the North Fork of Rush Creek. The City accepted the trail easement on land outside the plat, satisfying the park dedication requirement for 9901 Bechtold Road.

The existing trail easement does not count towards the required park land dedication for the Bechtold Farm project. New park land dedication is required for this project.

Zoning and Land Use

The property is zoned Rural Residential (RR) district and is guided Rural/Ag Residential in the Future Land Use Map. Portions of the property are covered by the Wetland and Shoreland Overlay Districts.



Surrounding Properties

The surrounding properties are zoned RR district with a mix of single-family and agricultural land uses.

Natural Characteristics of the Site

The Natural Resources Inventory (NRI) identifies a high-quality natural community in the southwest corner of 10165 Bechtold Road. The NRI also identifies a stream, the North Fork of Rush Creek, and floodplain along the west and western portion of the north property line at 10165 Bechtold Rd. The NRI does not identify any natural resources on PID 08-119-23-11-0007. The wetland delineation provided by the applicant identifies 20 wetlands throughout the site.

3. Analysis

Trails and Sidewalks

The Parks and Trails Plan map from the Comprehensive Plan identifies a proposed off-road trail, outside of the 2040 Development Area, that runs along the North Fork of Rush Creek corridor.

City policy is to require an 8-ft. wide trail in a 20-ft wide easement for off-road trails and give credit for the net area of off-road trails shown in the Comprehensive Plan. In this case, the easement is already in place for the portion of the proposed off-road trail on 10165 Bechtold Road. Only newly dedicated easements would qualify for park dedication credit. The Parks Commission should consider providing park dedication credit for the portion of the trail easement proposed on Lot 6, Block 1 that connects the existing trail easement to the public right of way.

As the City continues to obtain trail easements in support of completing the off-road trail along Rush Creek, the Commission should be thoughtful about the location of the easements and trail easements should be acquired on predominantly one side of the creek to reduce the number of crossings.

Park Dedication Calculation

Under the current ordinance, park dedication of land is required at 4% of the net pre-development area for Rural/Ag Residential land. Park dedication is only taken for newly created lots (11 new lots and one lot for the existing home). The ordinance would require 3.4 net acres of park dedication for the 86.15 net acres (115.61 gross acres) being platted.

Park dedication credits would be given for any trail easements taken for off-road trails shown on the Comprehensive Plan. Only new trail easements for this plat would receive credit towards park dedication requirements.

The Comprehensive Plan does not indicate any parks in the area but does identify a planned off-road trail. The existing off-road trail easement is located in forested floodplain and crosses Rush Creek in three locations. These factors may reduce flexibility for trail placement and increase costs to establish



and maintain the trail. When the trail is ultimately constructed, the number of creek crossings should be limited to reduce City costs for construction and maintenance.

At the request of City staff, the applicant provided a 581 ft. long and 20 ft. wide trail easement to connect the existing trail easement to Chaparral Lane. The applicant's proposed trail easement is 0.27 (gross) acres in size and is situated along the south property line of proposed Lot 6, Block 1. Approximately 0.16 acres of the proposed trail easement are located in the floodplain and shall not be considered in the parkland contribution to the City. The remaining 0.11-acres of land in the proposed trail easement would provide 3.19% of the 3.45 acres required for park dedication. The developer would pay park dedication as cash-in-lieu for the remaining value of park dedication required.

Upon further review, City staff is concerned the existing trail easement is not appropriately located for a future off-road trail with respect to the potential impacts wetlands and the floodplain may have on the construction and maintenance of the trail. Bridges and boardwalks may be required which will increase costs associated with the trail.

Staff recommends requiring tall land west of Rush Creek as park dedication and that the proposed trail easement be adjusted further north to reduce potential creek crossings. As adjusted by staff, the proposed trail easement is approximately 0.22 (gross) acres in size (but only 0.11 net acres). This would still provide only 3.19% of the 3.45 acres required for park dedication. The impact of this expanded easement area is nominal on the dedication fee. This recommendation is made in order to maximize flexibility for trail placement and reduce the number of creek crossings. The applicant may consider adjusting the lot line between Proposed Lot 6 and Lot 7, Block 1 to reflect the adjusted proposed trail easement.

The land west of Rush Creek, excluding the existing trail easement within this area, is approximately 5.35 gross acres in size. Only net land area (outside of wetlands and floodplain) shall be accepted by the City. Exhibit A delineates the location of land west of Rush Creek, existing trail easement, proposed trail easement, the adjusted proposed trail easement and the 100-year floodplain.

- The Parks and Trails Commission should discuss whether any park dedication should be given for portions of the 5.42 gross acres west of Rush Creek as the parkland contribution to the City. The code typically would not give credit for any of that area, however, as a prior developer was given credit for the existing easement in the same area, the Commission should discuss.

For residential developments, the current cash-in-lieu of land fee has been calculated on the per capita share of park system costs at \$4,628 per single family unit. This calculation is shown below. Staff recommends the applicant dedicate the area west of Rush Creek and amending the proposed trail easement to maximize flexibility for trail placement. The proposed trail easement provides a connection between the existing trail easement and the proposed public right of way. The calculations below outline the park dedication fees for each use based on the current plan and the staff recommended plan.



If the Parks and Trails Commission were to recommend the applicant pay the full amount of cash-in-lieu of park dedication the fee would be as follows:

11 Single Family Units x \$4,628 = \$50,908
TOTAL = \$50,908

Staff recommends the City require the remaining 5.42 gross acres west of Rush Creek, accept the amended trail easement and the remainder of the park dedication be cash-in-lieu of land. If the City followed the adopted policy to only give credit for net trail area and pay the remaining as cash-in lieu of the park dedication fee would be as follows:

11 Single Family Units x \$4,628 = \$50,908
3.19% Dedicated Park Land Credit = \$1,623.97
TOTAL = \$49,284.03

The Parks and Trails Commission could discuss granting some partial credit for the more than 5.42 gross acres of land dedicated west of Rush Creek in the floodplain. The Commission should consider that the existing trail easement, a majority of which is situated in the floodplain area, was accepted to satisfy the parkland dedication requirement.

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.

Staff will continue to work with the applicant between the preliminary and final plat to update plans to appropriately accommodate the proposed off-road trail.

4. Recommendation

The Parks and Trails Commission should provide a recommendation on park dedication.

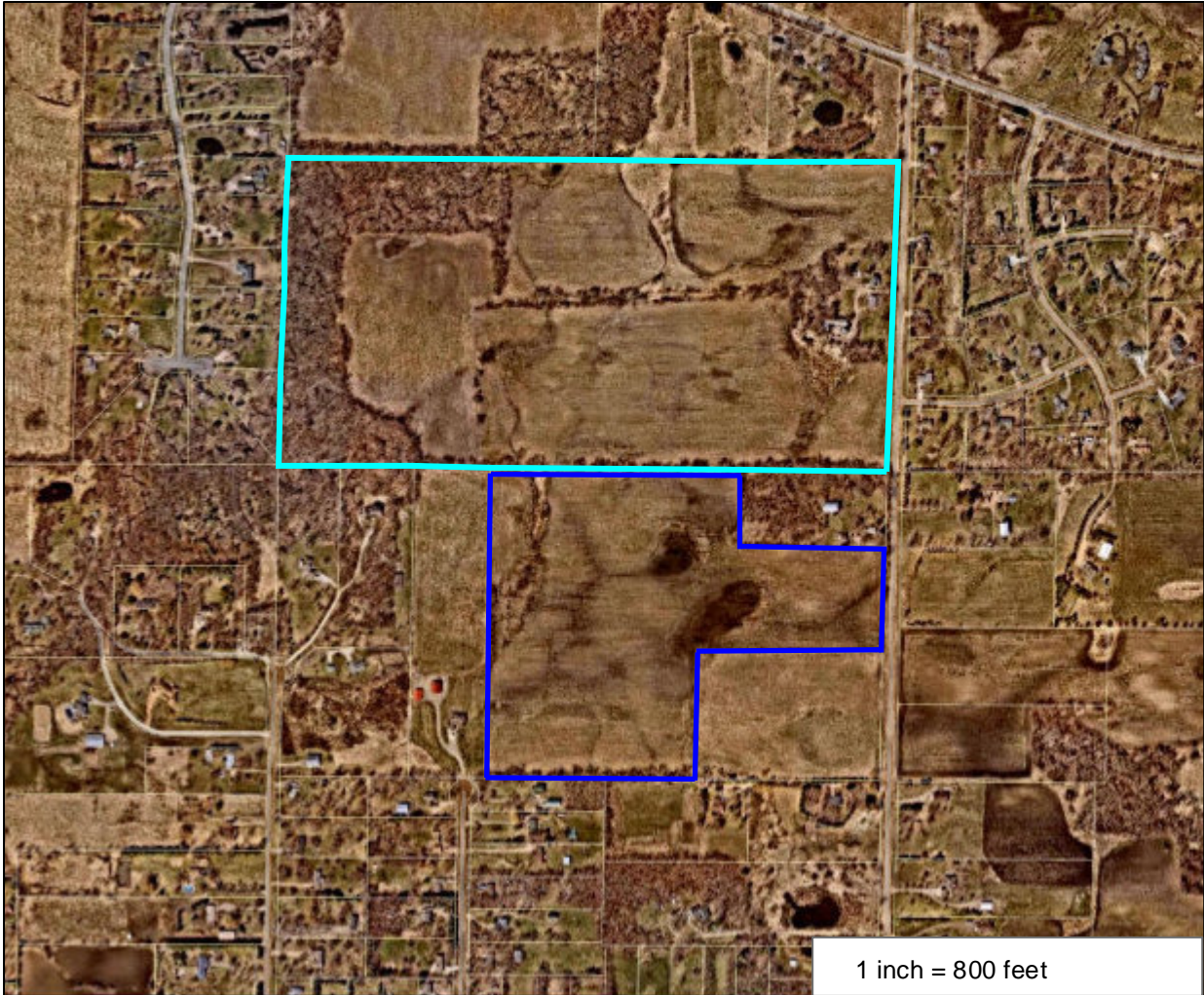
Attachments

1. Site Location Map
2. Applicant Narrative dated September 20, 2021
3. Site Plans dated October 6, 2021
4. Trail Easement recorded December 22, 2009
5. Comprehensive Plan Parks and Trails Plan Map
6. Comprehensive Plan Natural Resources Inventory
7. Exhibit A – Trail easement area



Hennepin County Property Map

Date: 10/11/2021



PARCEL ID: 0511923440001

OWNER NAME: A R & M E Bechtold Trustees

PARCEL ADDRESS: 10165 Bechtold Rd, Corcoran MN 55374

PARCEL AREA: 78.96 acres, 3,439,554 sq ft

A-T-B: Abstract

SALE PRICE:

SALE DATA:

SALE CODE:

ASSESSED 2020, PAYABLE 2021

PROPERTY TYPE: Farm
HOMESTEAD: Homestead
MARKET VALUE: \$784,500
TAX TOTAL: \$5,837.48

ASSESSED 2021, PAYABLE 2022

PROPERTY TYPE: Farm
HOMESTEAD: Homestead
MARKET VALUE: \$701,400

Comments:

 Parcel #2

PID: 08-119-23-11-0007

Owner Name: A R & ME
Bechtold Trustees

Parcel Area: 36.65 acres

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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COUNTY 2021

~Project Narrative~
Bechtold Farms
Corcoran, MN
Preliminary Plat Application

Date: 9/20/2021

PIDS included in application (referred to herein as “the property”):

0511923440001 – 78.96 acres zoned “farm” / 8 building entitlements

0811923110007 – 36.65 acres zoned “farm” / 4 building entitlements

Applicant:

Skies Limit LLC

-Phillip Kothrade 612-201-1982 phillip@jpccustomhomes.com

-Donavon DesMarais 612-548-4395 donavon@youwillbemoved.com

Survey/Engineer: Paul Otto/Otto Associates 763-682-4727 / paul@ottoassociates.com

Fee Owner's: Arnold and Mary Bechtold

Narrative/Purpose Of The Subdivision Request:

The vision for Bechtold Farms is a small subdivision of medium to large size (*ranging in size from 5 to 21 acres*) lots established in a rural setting that offers its future residents both the many benefits of countryside tranquility while also maintaining close proximity to all the lifestyle amenities one may divulge in just minutes away in Rogers or Maple Grove. The proposed subdivision seeks to limit the impact on its neighbors while adhering closely to the guidance of the governing entities associated with processing this application. The unique setting consists of rolling topography mixed in amidst wooded backdrops and several wetlands which will be protected. There is an existing/recorded Trail Easement in the Northwest corner of the larger PID 0511923440001 which will get connected internally to the subdivision herein through the western cul-de-sac near where lots 6 & 7 meet (*see proposed plat*). This community will have a mandatory homeowner's association that will include declarations & covenants for residents to conform to while calling here “home”. A planting and maintenance plan will be included in the final design when submitted for final plat approval. The huge draw and appeal to this new community will be that such medium to large acre subdivisions have not commonly been brought into Corcoran with much frequency over the past several years yet the demand for them is unparalleled. There is a real, urgent need for such acreage lots in this area and we expect to see immediate interest from parties both in and outside our networks. Excluding the existing farm/homestead and the large outlier lot (*Lot 1, Block 2 = 21.5 acres*) the average lot prices will be \$239,700 and average lot size of 7.82 acres.

The applicants request consideration for preliminary then final plat approval to subdivide the aforementioned two large PIDs which collectively are comprised of 115.61 acres into 12 new acreage lots. The southern 36.65 acres (PID 0811923110007) will be comprised of just 3 building entitlements while the northern 78.96 (PID 0511923440001) will have within it 8 new lots plus the existing farm/homestead which is being sold as-is. The existing farm/homestead has an older, well-maintained two story home and several out-buildings which includes an old barn. We have proactively met several times with both the surveyor and the City Planner(s)/City Engineers so the current rendition/configuration of the plat we're proposing is the byproduct of their collective experience and feedback. Please reference the included preliminary plat to see the exact sizes and lot layouts.

A new paved interior road (*Chaparral Lane*) will be created to provide access to the 10 of the 11 newly created lots as one of them (Block 2, Lot 2) will access directly off Bechtold Road and not use the new interior street. While it seems most logical to continue to allow the existing farm/homestead to access off of Bechtold Road we are open to dialogue about it staying as-is or changing it to access from the south off of the new Chaparral Lane. The new street will intersect

with Bechtold Road directly across the street to the east from the existing Chaparral Lane which is denoted on the preliminary plat. One of the many changes and reconfigurations to the originally submitted plat involved moving the primary access/entrance south some 400-500 feet so that it didn't interfere with any future turn lanes or a future stoplight where the existing Chaparral Lane meets Bechtold Road. While this proved to be a true challenge we feel confident that the proposed plat/lot configurations are both appealing and meet all city code requirements for such a new subdivision. Underground utilities (*power, natural gas, cable, internet & phone*) will be joint-trenched with Michaels and installed along the new street. All lots will have private wells and septic systems. The applicants plan prior to the road installation to have the existing home/farmstead (*Lot 1, Block 1*) sold & closed to its new owners so likely in April-May 2022. They also intend to have Lot 2, Block 2 that will access off of Bechtold Road sold & closed to its new owner's shortly after the final plat is recorded which means the house construction could begin on this lot as early as late April to May 2022. The applicants have incorporated a future "right of way" labeled Garden Lane which *in-concept* will one day in the future connect at the new Chaparral Lane and then exit the SW area of the entire subdivision by connecting to the existing/dead-end Garden Lane (*see plat*). The future Garden Lane ROW is NOT being constructed at this time by the developer as all but only one lot (*Lot 10, Block 1*) will be accessed from other conforming locations. Included in this plat application is also a request for a **Variance** so that just one lot (*Block 1, Lot 10*) can be accessed through the private drive in the Garden Lane ROW via a temporary driveway "encroachment agreement" (*see Variance Application included herein*).

Ideal Project Timeline/Forecast:

October 21st, 2021; Be on the agenda for the Parks & Trails Commission Meeting

November 4th, 2021: Be on the agenda for the Planning Commission Meeting

November 22nd, 2021: Be on the agenda for the City Council Meeting

December 21, 2021: Submit FINAL PLAT APPLICATION by this deadline date

January 27th or February 24th, 2022: Be on the agenda for the 2nd Planning Commission Meeting to ideally obtain final plat approval

March-April 2022: Sign and record the required documents (mylars, Developer's Agreement, plat, etc.) for the mylars, final plat and any/all pertinent development related documents to be recorded at Hennepin County Recorder's office.

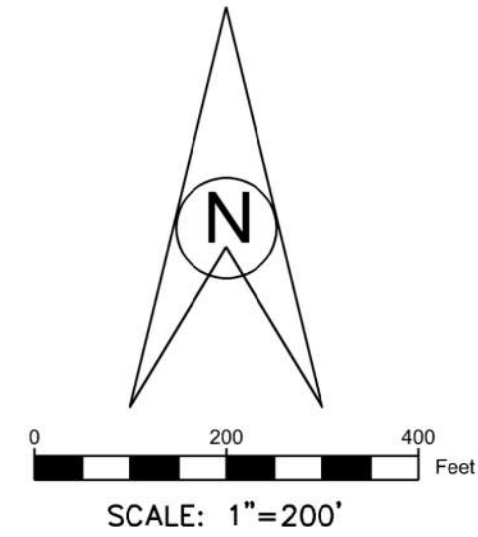
May-July 2022: Road construction and site improvements to begin promptly once road restrictions are lifted with an expectation of road completion/stormwater maintenance systems, etc to be installed and done by mid July 2022.

Project duration for all road work, stormwater maintenance and general infrastructure to take 6-8 weeks by a company such as FEHN Companies, depending on the weather.

Late July-August 2022: Underground utilities to be scheduled for installation within 30-45 days following the laying of the new asphalt street. New Construction permits to begin being issued as the 11 new construction builds begin to be built on-site in the new Bechtold Farms

>We expect to have all the lots sold/under contract by July 1st, 2022 and completion of all future home builds to extend through end of the year 2023 at the latest.

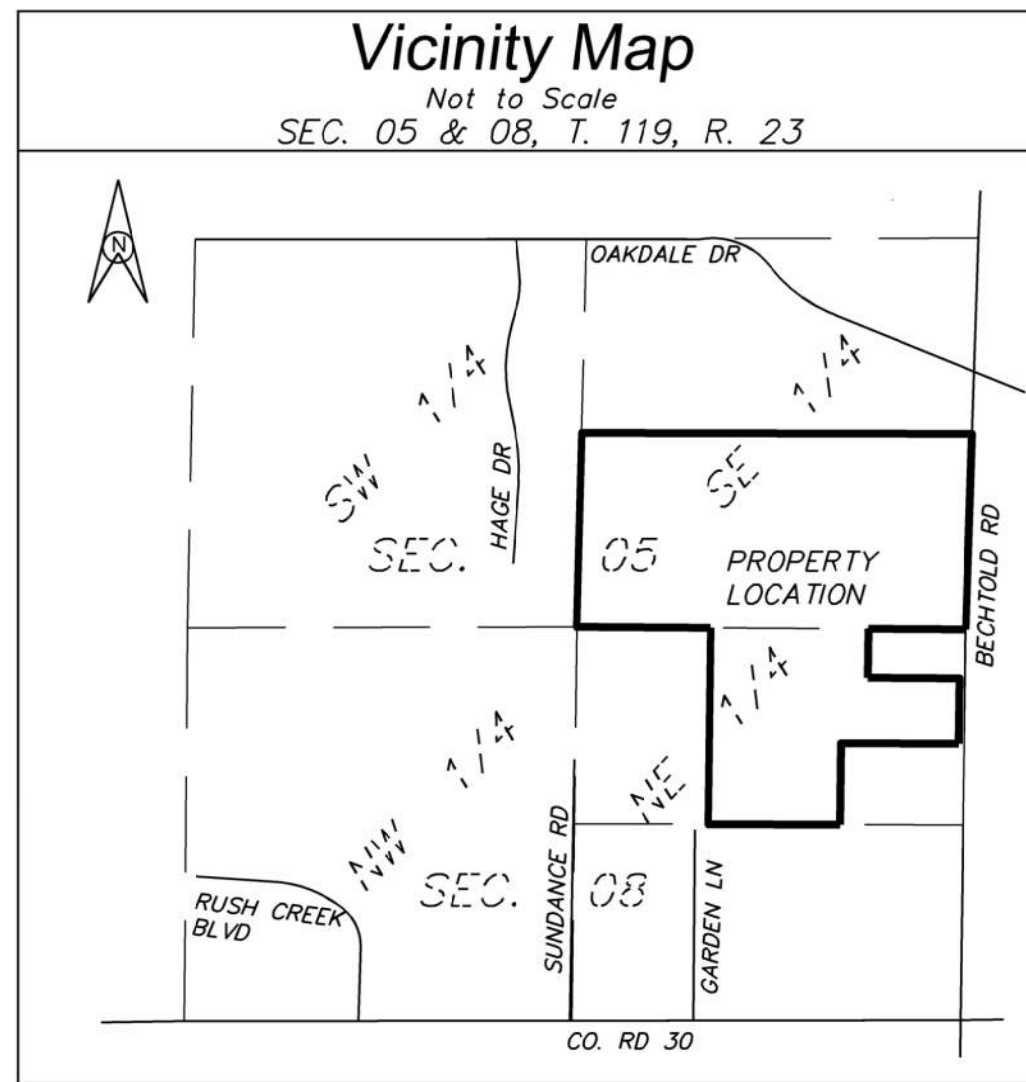
We thank you graciously for your consideration of this plat application and know that will continue to work in earnest to make this not only a win-win for the City of Corcoran but for its current and future residents as well.



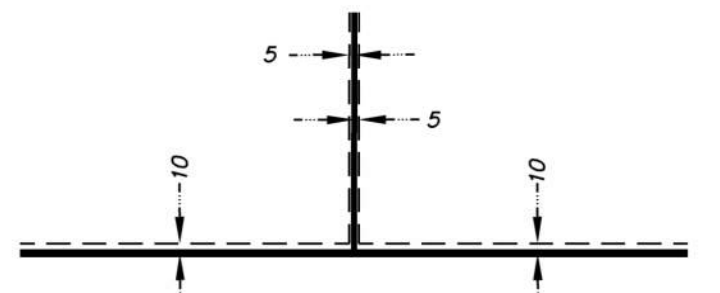
TOTAL AREA = 116.61 ACRES

PID: 0511923440001, 0811923110007

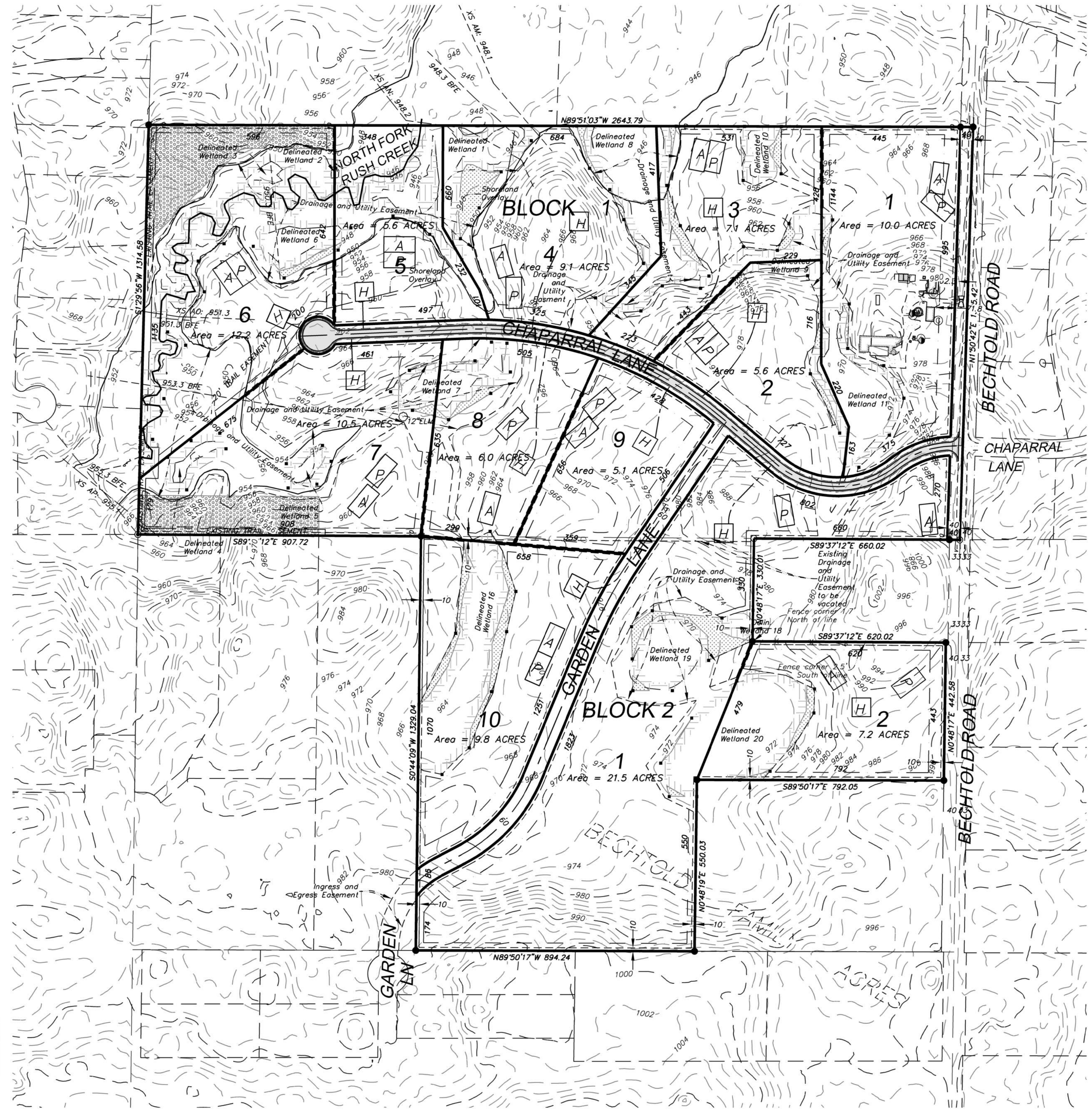
- LEGEND**
- 988 — denotes Existing Contour
 - 988.00 X denotes Existing Spot Elevation
 - FF=989.36 denotes Finished Floor Elevation
 - ⊙ denotes Gas Meter
 - ⊕ denotes Electrical Meter
 - ⊙ denotes Soil Boring
 - ⊠ denotes Sign
 - ⊙ denotes Guy Wire
 - ⊙ denotes Power Pole
 - OHE denotes Overhead Electric Line
 - X — denotes Fence Line
 - - - denotes Delineated Wetland
 - ▭ denotes 25' Wetland Buffer
 - ▭ denotes Existing Culvert
 - ▭ denotes Proposed Wetland Buffer Sign, Typ.
 - - - denotes Building Setback Line
 - Front = 50'
 - Side = 25'
 - Rear = 25'
 - Wetland = 40'
 - ▨ denotes Additional Wetland Buffer
 - ▨ denotes Tree Preservation



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING RIGHT-OF-WAY LINES, AND BEING 5 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING LOT LINES, AS SHOWN ON THE PLAT.



SHEET INDEX

SHEET NO.	DESCRIPTION
1	PRELIMINARY PLAT
2	PRELIMINARY PLAT - NORTH
3	PRELIMINARY PLAT - SOUTH
4	PRELIMINARY GRADING PLAN - NORTH
5	PRELIMINARY GRADING PLAN - SOUTH
6	PRELIMINARY STREET & STORM SEWER PLAN - CHAPARRAL LANE (STA 0+00 - STA 11+00)
7	PRELIMINARY STREET & STORM SEWER PLAN - CHAPARRAL LANE (STA 11+00 - STA 23+00)

REV. NO.	DATE	BY	DESCRIPTION
1	10-4-21	T.R.K.	Wetland Buffer Signs

DESIGNED DRAWN
P.E.O. J.J.A.
CHECKED
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
License #40062 Date: 10-6-21

OTTO ASSOCIATES
Engineers & Land Surveyors, Inc.
www.ottoassociates.com
9 West Division Street
Buffalo, MN 55313
(763)682-4727
Fax: (763)682-3522

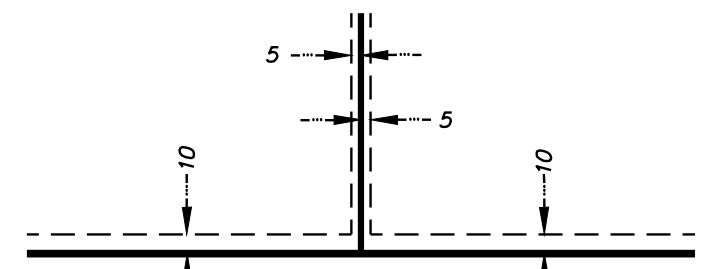
BECHTOLD FARM
Skies Limit, LLC
Corcoran, MN

PRELIMINARY PLAT
SHEET NO. 1 OF 7 SHEETS

PROJECT NO:
21-0221
DATE: 9/21/2021

LOT AREAS	
LOT #	AREA (ACRES)
Block 1 Lot 1	10.0
Block 1 Lot 2	5.6
Block 1 Lot 3	7.1
Block 1 Lot 4	9.1
Block 1 Lot 5	5.6
Block 1 Lot 6	12.2
Block 1 Lot 7	10.5
Block 1 Lot 8	6.0
Block 1 Lot 9	5.1
Block 1 Lot 10	9.8
Block 2 Lot 1	21.5
Block 2 Lot 2	7.2

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



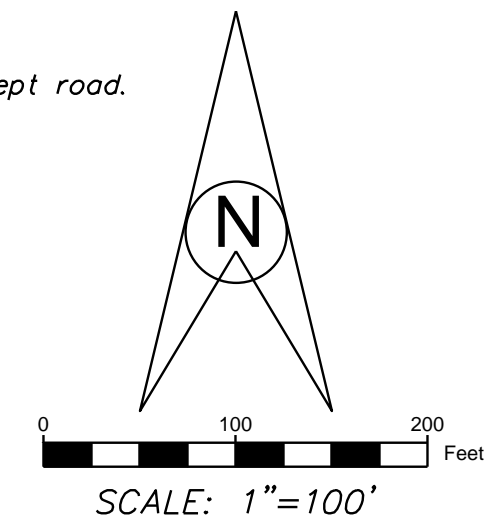
BEING 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING RIGHT-OF-WAY LINES, AND BEING 5 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING LOT LINES, AS SHOWN ON THE PLAT.

PROPERTY DESCRIPTION:

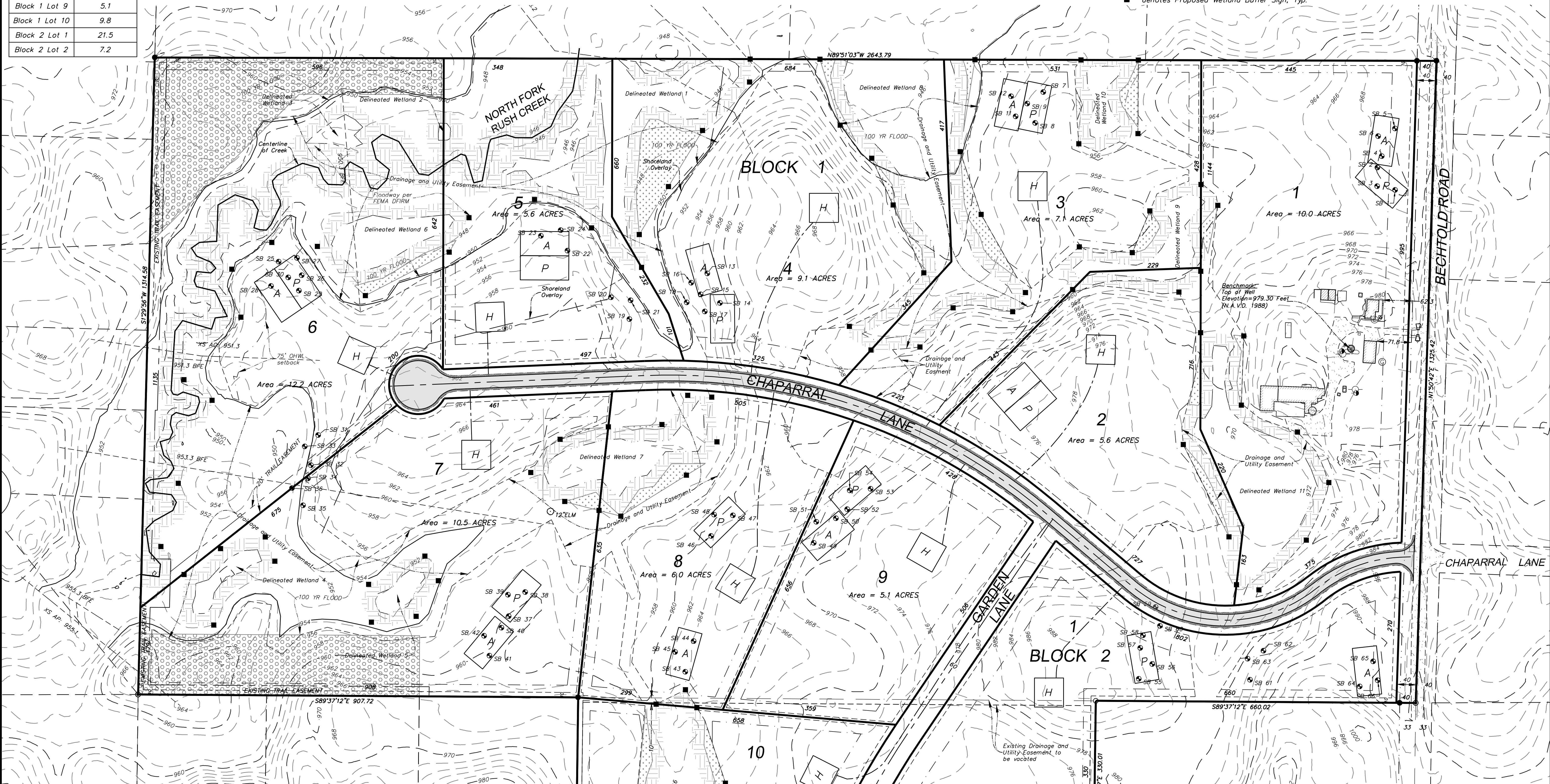
The South Half of the Southeast Quarter of Section 5, Township 119, Range 23, Hennepin County, Minnesota, except road, AND
 Outlot A, BECHTOLD FAMILY ACRES, Hennepin County, Minnesota, according to the recorded plat thereof.

Surveyor's Notes

Wetlands delineated by Kjolhaug Environmental Services
 Contours shown are from a combination of field data and data derived from MnDNR LIDAR.



- LEGEND**
- 988 — denotes Existing Contour
 - 988.00 X denotes Existing Spot Elevation
 - FF=989.36 denotes Finished Floor Elevation
 - ⊙ denotes Gas Meter
 - ⊙ denotes Electrical Meter
 - ⊙ denotes Soil Boring
 - ⊙ denotes Sign
 - ⊙ denotes Guy Wire
 - ⊙ denotes Power Pole
 - OHE — denotes Overhead Electric Line
 - denotes Fence Line
 - - - denotes Delineated Wetland
 - ▭ denotes 25' Wetland Buffer
 - ▭ denotes Existing Culvert
 - denotes Proposed Wetland Buffer Sign, Typ.
- P denotes Possible Primary Septic Area
A denotes Possible Alternate Septic Area
H denotes Possible House Pad Location
- - - denotes Building Setback Line
 Front = 50'
 Side = 25'
 Rear = 25'
 Wetland = 40'
 Rush Creek = 100'



REV. NO.	DATE	BY	DESCRIPTION
1	10-4-21	T.R.K.	Wetland Buffer Signs

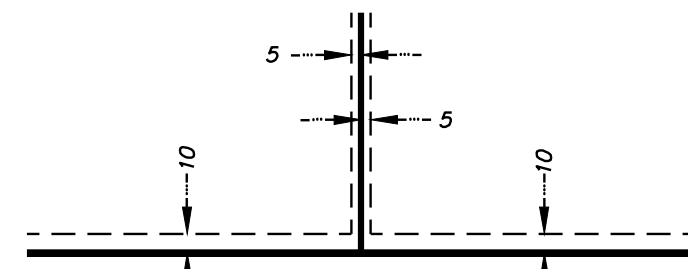
DESIGNED DRAWN P.E.O. J.A.
 CHECKED P.E.O.
 I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.
 Paul E. Otto
 License #40062 Date: 10-6-21

OTTO ASSOCIATES
 Engineers & Land Surveyors, Inc.
 www.ottoassociates.com
 9 West Division Street
 Buffalo, MN 55313
 (763)682-4727
 Fax: (763)682-3522

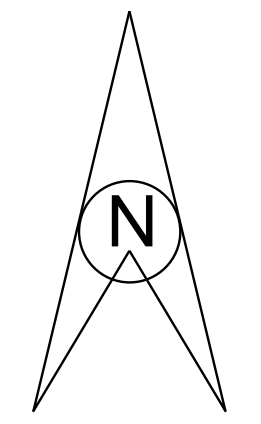
BECHTOLD FARM
 Skies Limit, LLC
 Corcoran, MN

PROJECT NO: 21-0221
 PRELIMINARY PLAT - NORTH
 SHEET NO. 2 OF 7 SHEETS
 DATE: 9-21-21

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

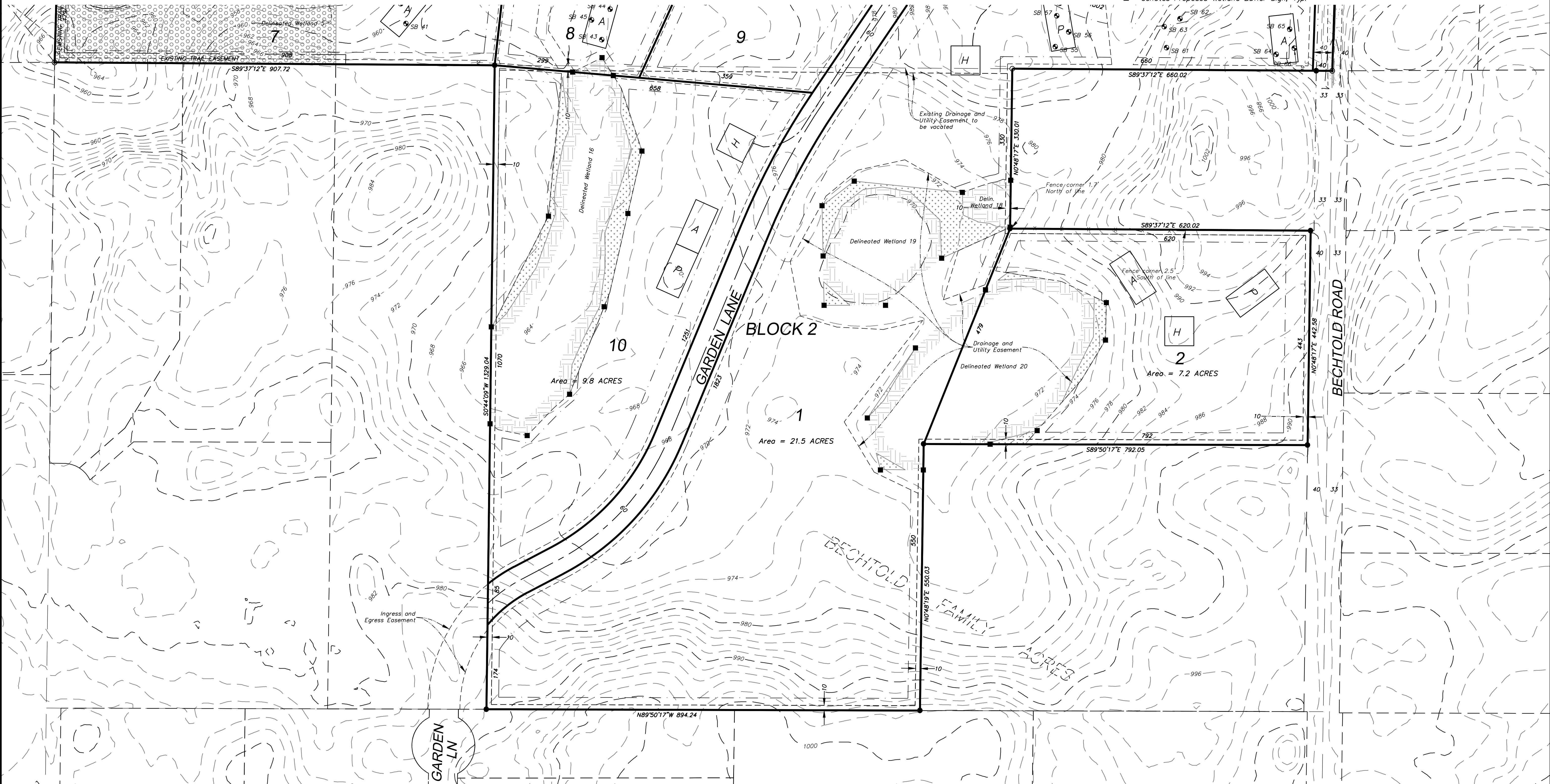


BEING 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING RIGHT-OF-WAY LINES, AND BEING 5 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING LOT LINES, AS SHOWN ON THE PLAT.



SCALE: 1"=100'

- LEGEND**
- 988 --- denotes Existing Contour
 - 988.00 X denotes Existing Spot Elevation
 - FF=989.36 denotes Finished Floor Elevation
 - ⊙ denotes Gas Meter
 - ⊕ denotes Electrical Meter
 - ⊙ denotes Soil Boring
 - ⊕ denotes Sign
 - ⊙ denotes Guy Wire
 - ⊕ denotes Power Pole
 - OHE --- denotes Overhead Electric Line
 - denotes Fence Line
 - denotes Delineated Wetland
 - denotes 25' Wetland Buffer
 - denotes Existing Culvert
 - denotes Proposed Wetland Buffer Sign, Typ.
- P denotes Possible Primary Septic Area
 - A denotes Possible Alternate Septic Area
 - H denotes Possible House Pad Location
- denotes Building Setback Line
 - Front = 50'
 - Side = 25'
 - Rear = 25'
 - Wetland = 40'



REV. NO.	DATE	BY	DESCRIPTION
1	10-4-21	T.R.K.	Wetland Buffer Signs

DESIGNED DRAWN
P.E.O. J.J.A.

CHECKED
P.E.O.

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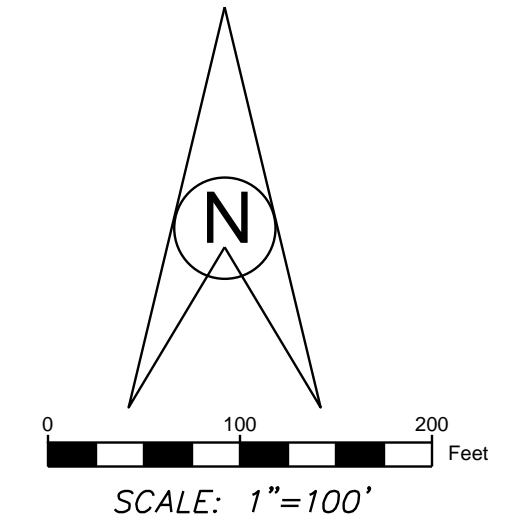
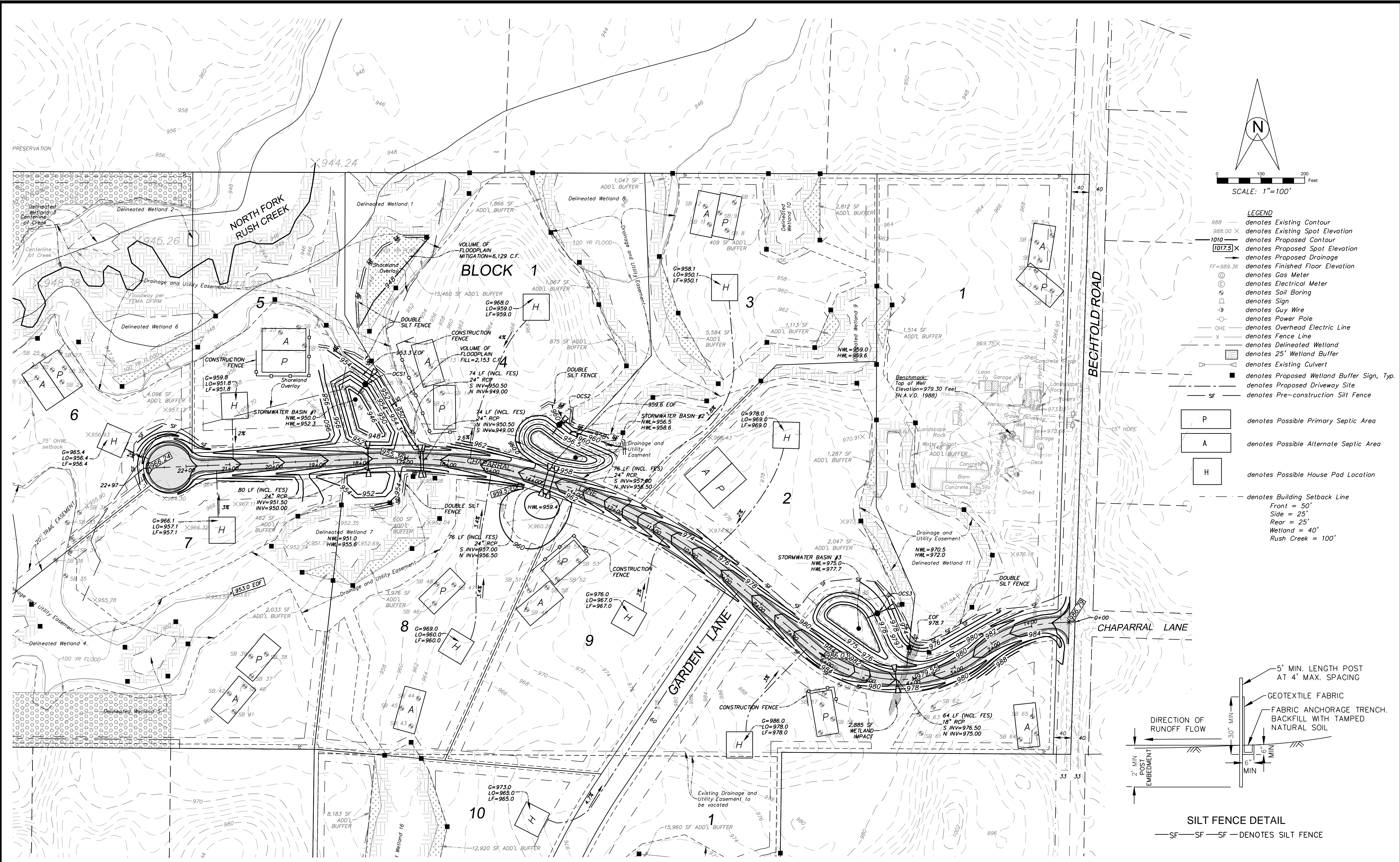
Paul E. Otto
Paul E. Otto
License #40062 Date: 10-6-21

OTTO ASSOCIATES
Engineers & Land Surveyors, Inc.

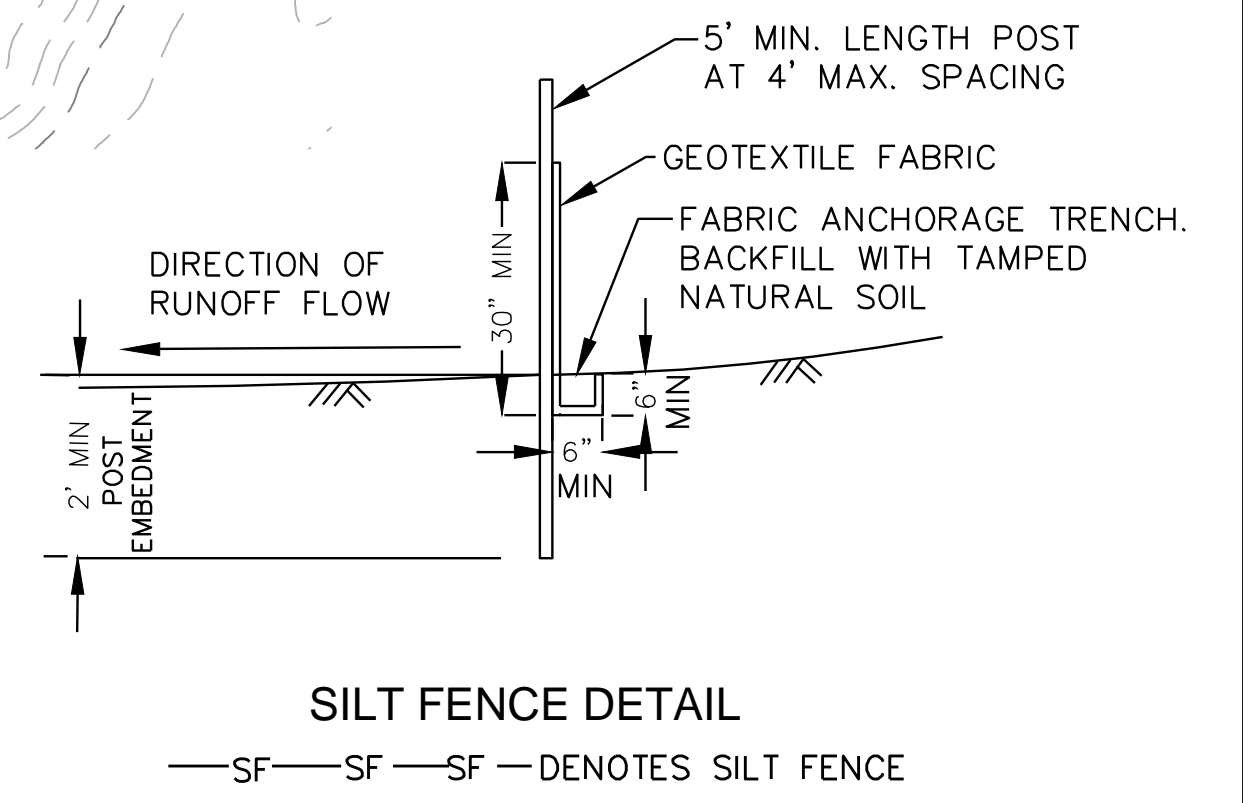
www.ottoassociates.com
9 West Division Street
Buffalo, MN 55313
(763)682-4727
Fax: (763)682-3522

BECHTOLD FARM
Skies Limit, LLC
Corcoran, MN

PRELIMINARY PLAT - SOUTH	PROJECT NO: 21-0221
SHEET NO. 3 OF 7 SHEETS	DATE: 9-21-21



- LEGEND**
- 988 — denotes Existing Contour
 - 988.00 X denotes Existing Spot Elevation
 - 1010 — denotes Proposed Contour
 - 1017.5 X denotes Proposed Spot Elevation
 - denotes Proposed Drainage
 - FF=989.36 denotes Finished Floor Elevation
 - ⊙ denotes Gas Meter
 - ⊕ denotes Electrical Meter
 - ⊙ denotes Soil Boring
 - ⊕ denotes Sign
 - denotes Guy Wire
 - denotes Power Pole
 - denotes Overhead Electric Line
 - denotes Fence Line
 - denotes Delineated Wetland
 - denotes 25' Wetland Buffer
 - denotes Existing Culvert
 - denotes Proposed Wetland Buffer Sign, Typ.
 - denotes Proposed Driveway Site
 - sf — denotes Pre-construction Silt Fence
- P denotes Possible Primary Septic Area
A denotes Possible Alternate Septic Area
H denotes Possible House Pad Location
- denotes Building Setback Line
 Front = 50'
 Side = 25'
 Rear = 25'
 Wetland = 40'
 Rush Creek = 100'



REV. NO.	DATE	BY	DESCRIPTION
1	10-6-21	T.R.K.	Driveway Location

DESIGNED DRAWN
P.E.O. T.J.B.

CHECKED
P.E.O.

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.

Paul E. Otto
Paul E. Otto
License # 40062 Date: 10-6-21

OTTO ASSOCIATES
Engineers & Land Surveyors, Inc.

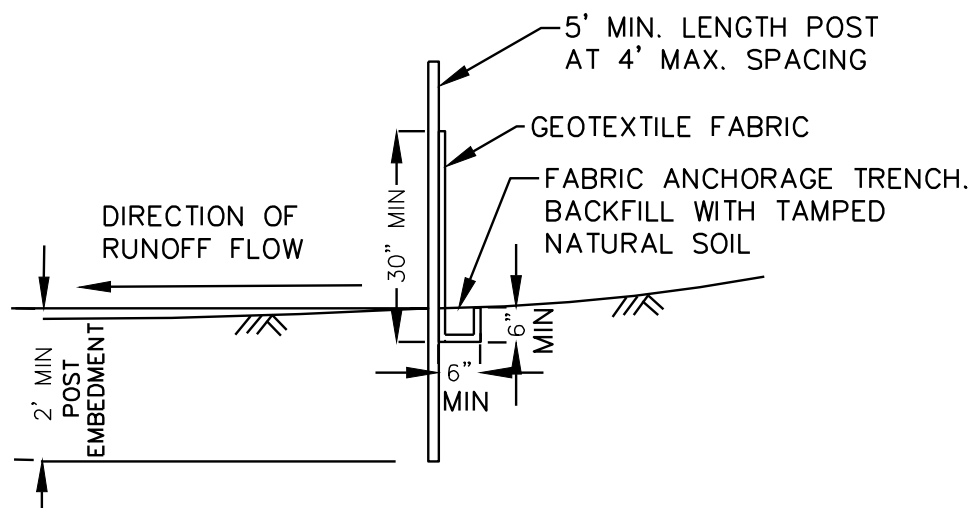
www.ottoassociates.com
9 West Division Street
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BECHTOLD FARM
SKIES LIMIT LLC
CORCORAN TOWNSHIP, MN

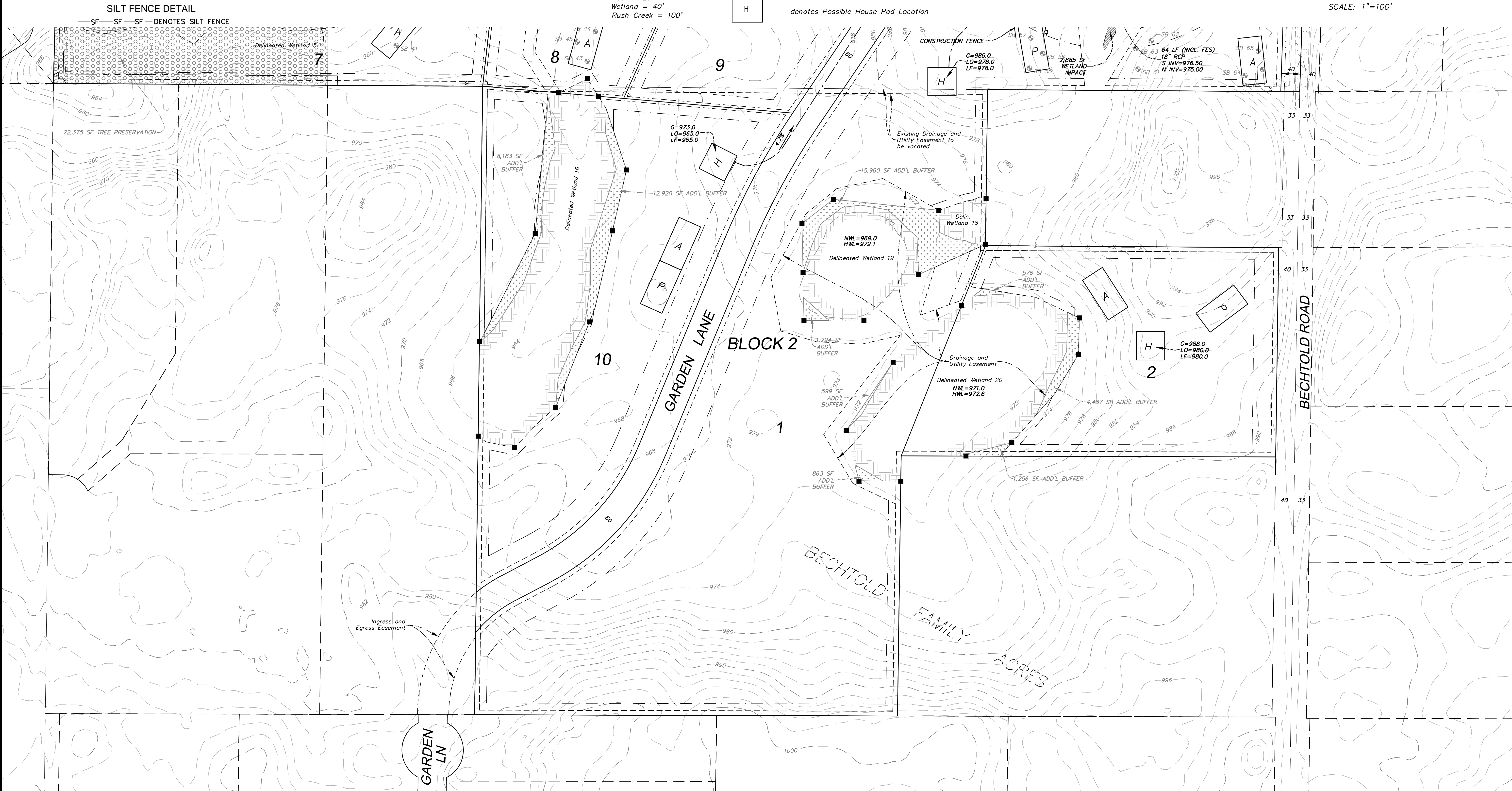
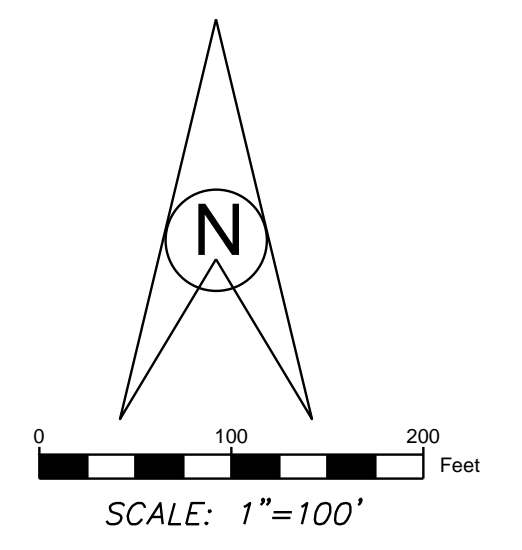
**PRELIMINARY GRADING
PLAN - NORTH**

SHEET NO. 4 OF 7 SHEETS

PROJECT NO: 21-0221
DATE: 9-21-21



- LEGEND**
- 988 — denotes Existing Contour
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 - 1010 — denotes Proposed Contour
 - 1017.5 X denotes Proposed Spot Elevation
 - denotes Proposed Drainage
 - FF=989.36 denotes Finished Floor Elevation
 - ⊙ denotes Gas Meter
 - ⊕ denotes Electrical Meter
 - ⊙ denotes Soil Boring
 - ⊙ denotes Sign
 - denotes Guy Wire
 - ⊙ denotes Power Pole
 - OHE — denotes Overhead Electric Line
 - X — denotes Fence Line
 - - - denotes Delineated Wetland
 - - - denotes Building Setback Line
 - Front = 50'
 - Side = 25'
 - Rear = 25'
 - Wetland = 40'
 - Rush Creek = 100'
 - denotes 25' Wetland Buffer
 - ▭ denotes Existing Culvert
 - ▭ denotes Proposed Wetland Buffer Sign, Typ.
 - SF — denotes Pre-construction Silt Fence
 - P — denotes Possible Primary Septic Area
 - A — denotes Possible Alternate Septic Area
 - H — denotes Possible House Pad Location



REV. NO.	DATE	BY	DESCRIPTION
1	10-4-21	T.R.K.	Driveway Location

DESIGNED DRAWN
P.E.O. T.J.B.

CHECKED
P.E.O.

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.

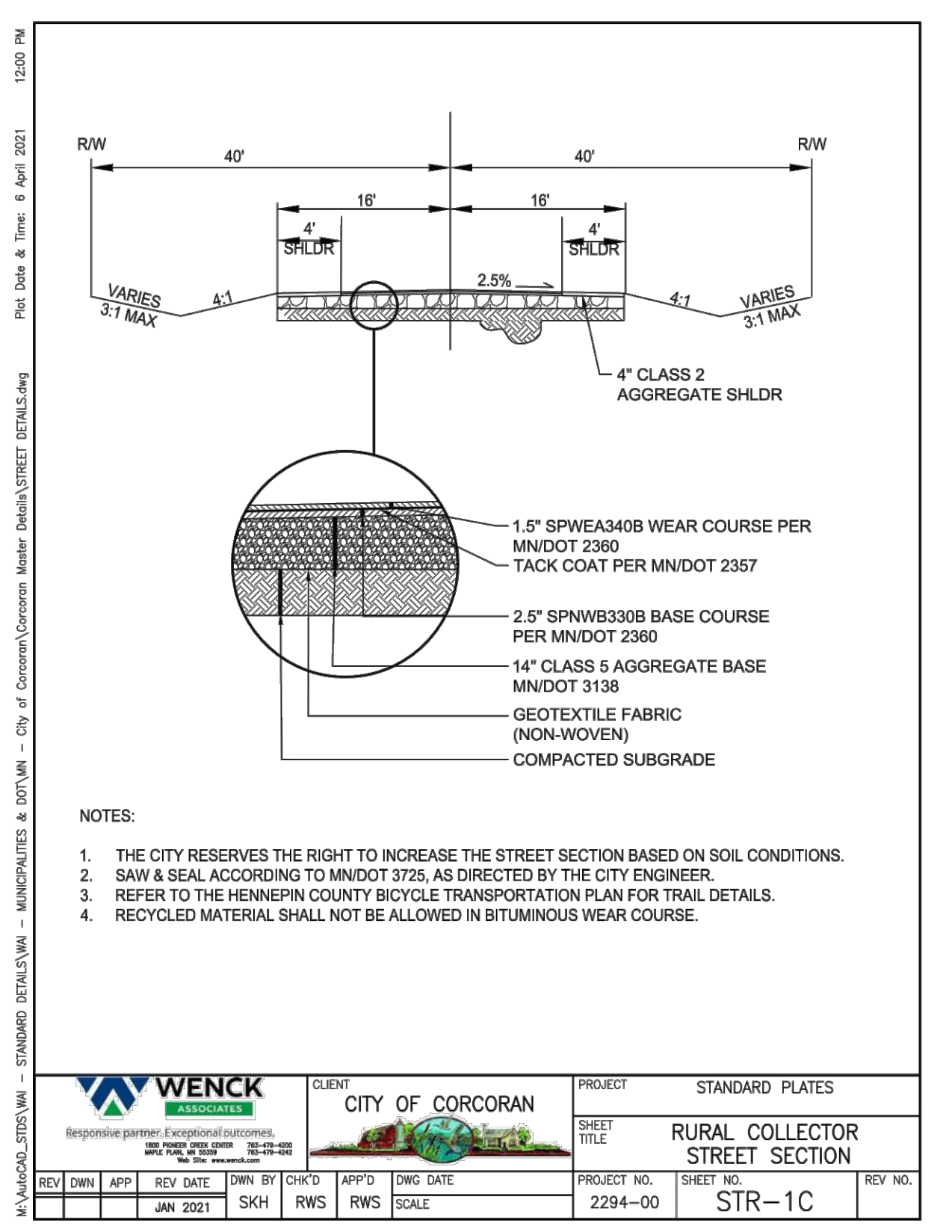
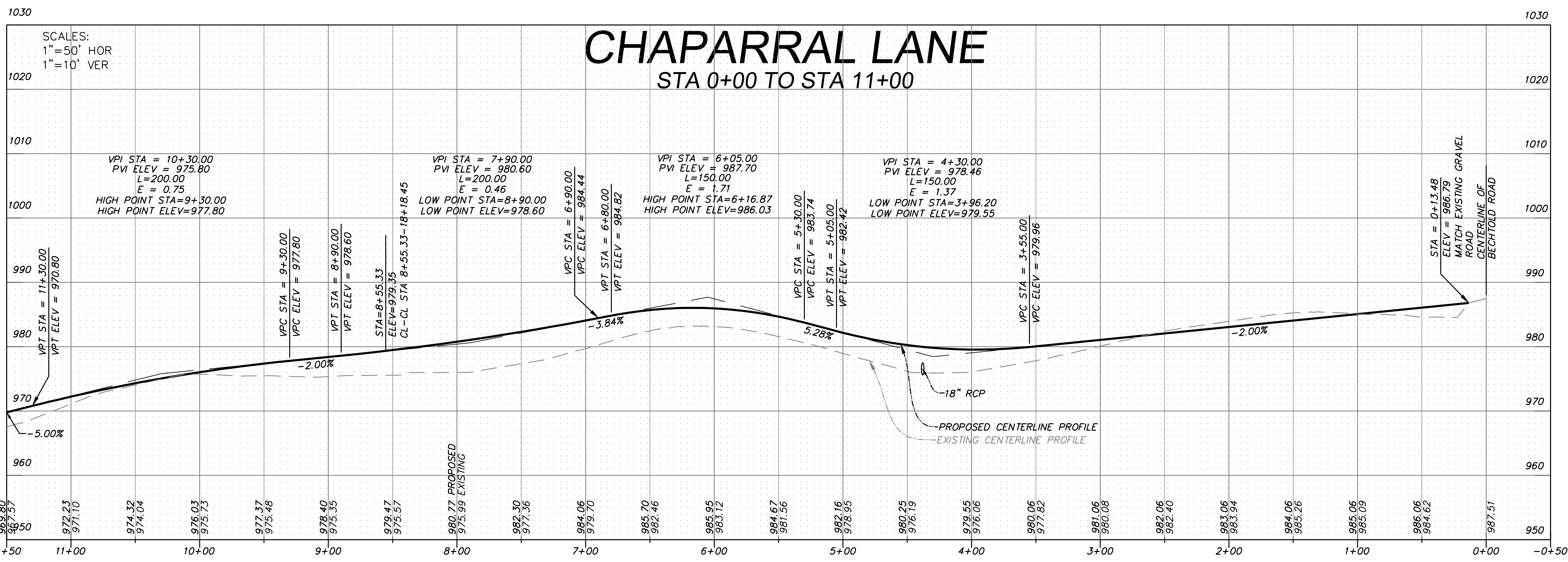
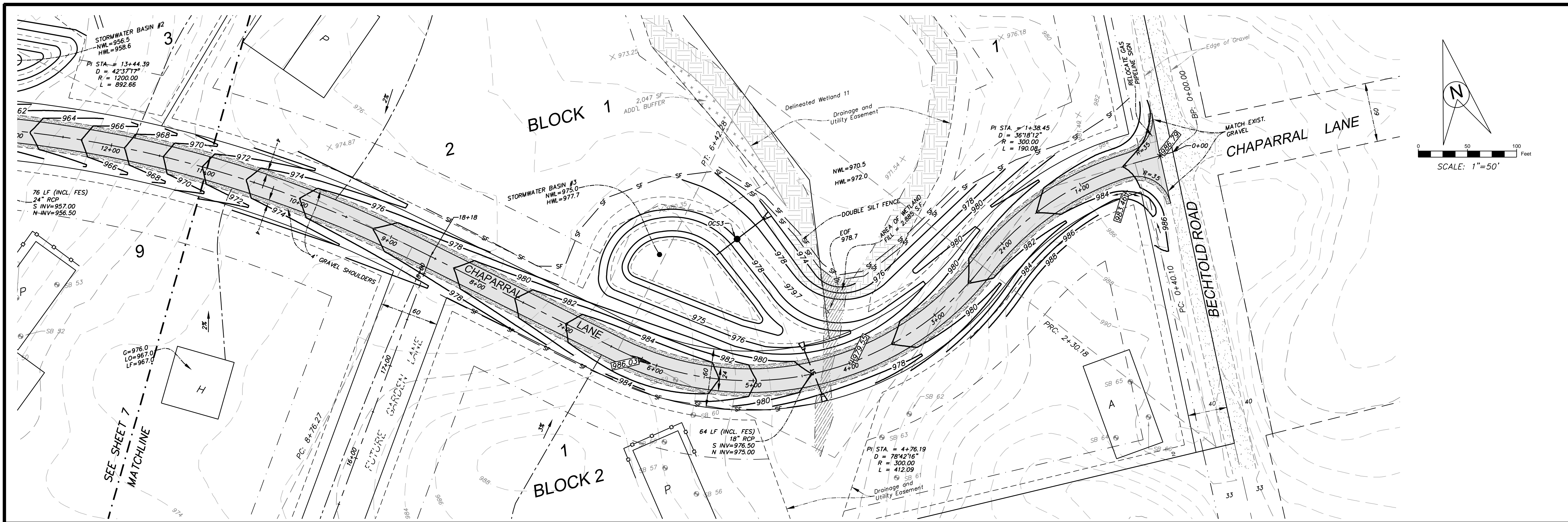
Paul E. Otto
Paul E. Otto
License # 40062 Date: 10-6-21

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Fax: (763)682-3522

BECHTOLD FARM
SKIES LIMIT LLC
CORCORAN TOWNSHIP, MN

PRELIMINARY GRADING PLAN - SOUTH	PROJECT NO: 21-0221
SHEET NO. 5 OF 7 SHEETS	DATE: 9-21-21



REV. NO.	DATE	BY	DESCRIPTION
1	10-4-21	T.R.K.	Driveway Location

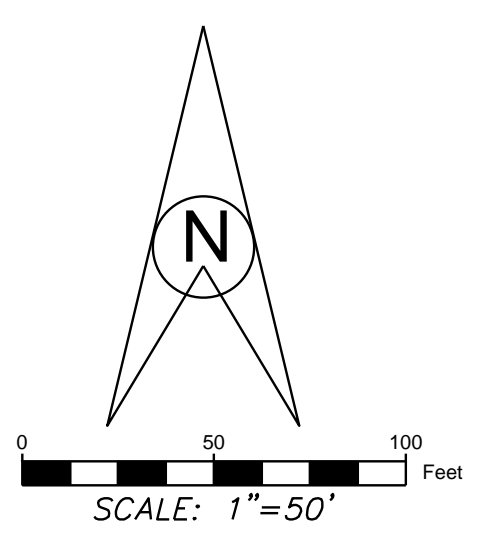
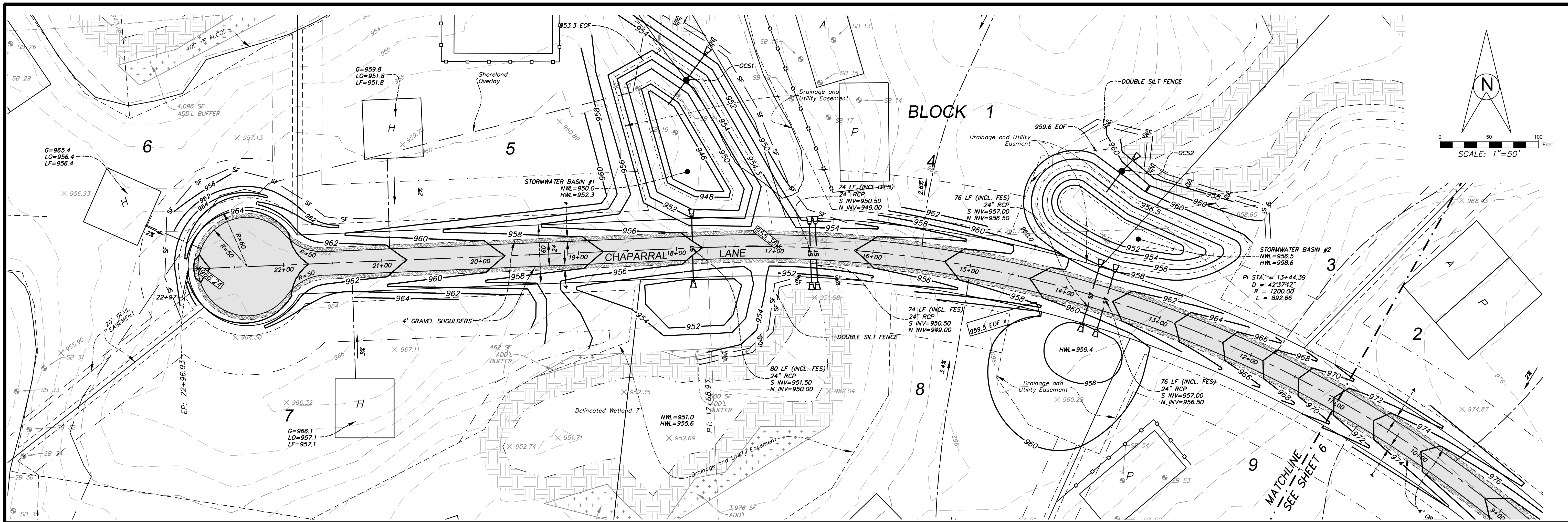
DESIGNED P.E.O. DRAWN T.J.B.
 CHECKED P.E.O.
 I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
 Paul E. Otto
 License # 40062 Date: 10-6-21

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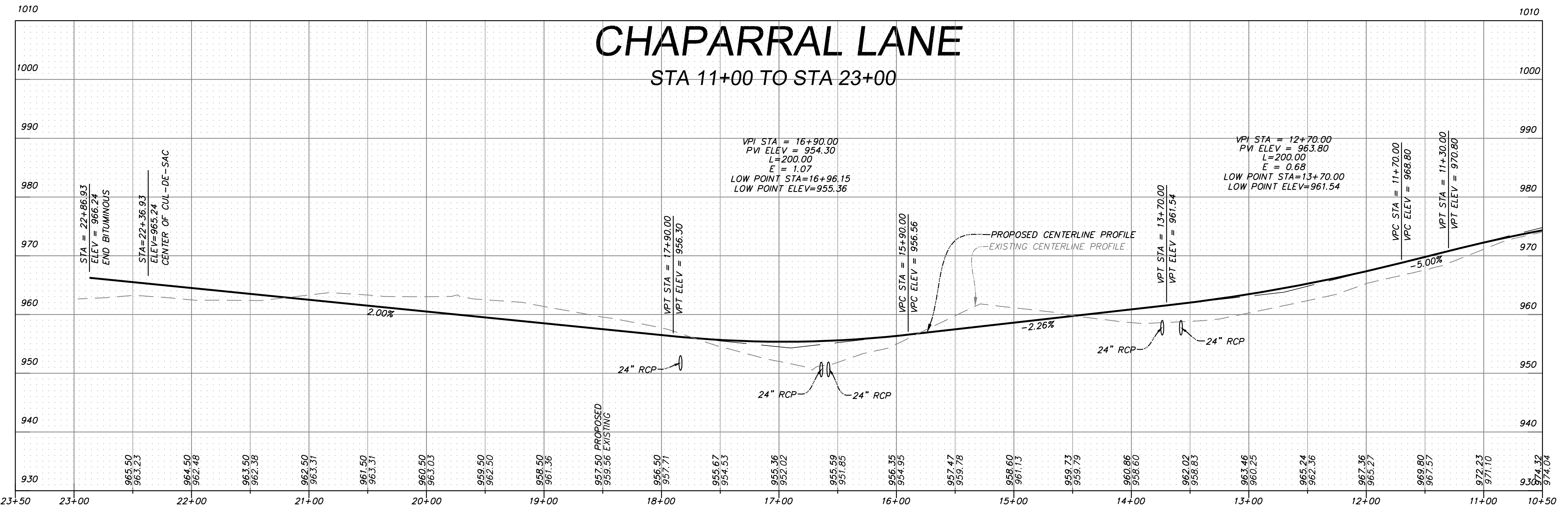
BECHTOLD FARM
 SKIES LIMIT LLC
 CORCORAN TOWNSHIP, MN

CLIENT: CITY OF CORCORAN	PROJECT: STANDARD PLATES
SHEET TITLE: RURAL COLLECTOR STREET SECTION	PROJECT NO.: 2294-00
SHEET NO.: STR-1C	DATE: 9-21-21

SHEET NO. 6 OF 7 SHEETS



SCALES:
 1"=50' HOR
 1"=10' VER



REV. NO.	DATE	BY	DESCRIPTION
1	10-4-21	T.R.K.	Driveway Location

DESIGNED DRAWN
 P.E.O. T.J.B.
 CHECKED
 P.E.O. *Paul E. Otto*
 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.
 Paul E. Otto
 License # 40062 Date: 10-4-21

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 Fax: (763)682-3522

BECHTOLD FARM
 SKIES LIMIT LLC
 CORCORAN TOWNSHIP, MN

PRELIMINARY STREET & STORM SEWER PLAN
 CHAPARRAL LANE (STA 11+00 - STA 23+00)
 SHEET NO. 7 OF 7 SHEETS

PROJECT NO:
 21-0221
 DATE: 9-21-21



Doc No **A9457273**

Certified filed and/or recorded on
12/22/09 10:32 AM

Office of the County Recorder
Hennepin County, Minnesota

Michael H. Cunniff, County Recorder
Jill L. Alverson, County Auditor and Treasurer

Deputy 26

Pkg ID 592176

Doc Name: Easement

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

EASEMENT

THIS INSTRUMENT is made by Arnold R. ^{Bechtold} and Mary E. Bechtold, Grantor, in favor of the City of Corcoran, Minnesota, a political subdivision of the State of Minnesota, Grantee.

Recitals

A. Grantor is the fee owner of the following described property in Hennepin County, Minnesota (the "Property"):

An easement for trail purposes over and across the following described property:

The South 20.00 feet of the West 600.00 feet of the South Half of the Southeast Quarter of Section 5, Township 119, Range 23, Hennepin County, Minnesota.

AND

The West 20.00 feet of the South 586.60 feet of the South Half of the Southeast Quarter of Section 5, Township 119, Range 23, Hennepin County, Minnesota.

AND

The East 20.00 feet of the West 40.00 feet of the North 100.00 feet of the South 280.00 feet of the South Half of the Southeast Quarter of Section 5, Township 119, Range 23, Hennepin County, Minnesota.

AND

The West 24.50 feet of the South Half of the Southeast Quarter of Section 5, Township 119, Range 23, Hennepin County, Minnesota, that lies North of the South 586.60 feet thereof.

B. Grantor desires to grant to the Grantee an easement, according to the terms and conditions contained herein.

Terms of Easement

1. Grant of Easement. For good and valuable consideration, receipt of which is acknowledged by Grantor, Grantor grants and conveys to the Grantee the following easement:

SEE EXHIBIT "A"

2. Scope of Easement. The perpetual right-of-way easement granted herein includes the right of the Grantee, its contractors, agents, and employees to enter the premises at all reasonable times for the purpose of locating, constructing, reconstructing, operating, maintaining, inspecting, altering and repairing within the described easement area a

public trail and sidewalk, or other public utilities or improvements that are not inconsistent with a public right-of-way use.

The easement granted herein also includes the right to cut, trim, or remove from the easement area trees, shrubs, or other vegetation as in the Grantee's judgment unreasonably interfere with the easement or facilities of the Grantee.

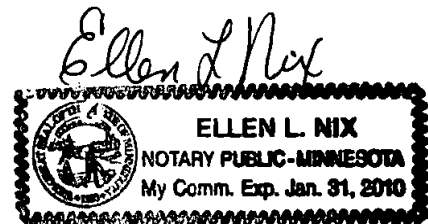
3. Warranty of Title. The Grantor warrants it is the owner of the Property and has the right, title and capacity to convey to the Grantee the easement herein.
4. Environmental Matters. The Grantee shall not be responsible for any costs, expenses, damages, demands, obligations, including penalties and reasonable attorney's fees, or losses resulting from any claims, actions, suits or proceedings based upon a release or threat of release of any hazardous substances, pollutants, or contaminants which may have existed on, or which relate to, the easement area or Property prior to the date of this instrument. Grantor shall not be responsible for any release of hazardous substances, pollutants or contaminants resulting from Grantee's use of the easement area.
5. Binding Effect. The terms and conditions of this instrument shall run with the land and be binding on the Grantor, its heirs, successors and assigns.
6. Property Damage. Grantee shall repair all damage to Grantor's real or personal property outside of the easement area that is caused by Grantee's maintenance of the public trail and sidewalk within the easement area. This agreement to repair excludes the repair of any damage caused by members of the public and their use of the easement area.
7. Assignability. The parties' rights and responsibilities under this Easement are assignable with written consent from the other party, and said consent shall not be unreasonably withheld.

STATE DEED TAX DUE HEREON: NONE

Dated this 9th day of December, 2009.

Arnold R. Bechtold

Mary E. Bechtold



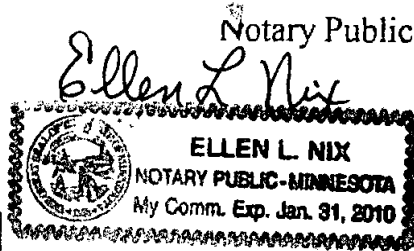
By: Arnold R. Bechtold

By: Mary E. Bechtold

STATE OF MINNESOTA)
) SS.
COUNTY OF HENNEPIN)

The foregoing instrument was acknowledged before me this 9th day of
December 2009, by Arnold R. Bechtold. and
Mary E Bechtold the _____
and _____ of Arnold R. and Mary E. Bechtold, Grantor.

NOTARY STAMP OR SEAL



This instrument drafted by:

MARY BECHTOLD
10165 BECHTOLD RD
ROGERS MN 55374-9722

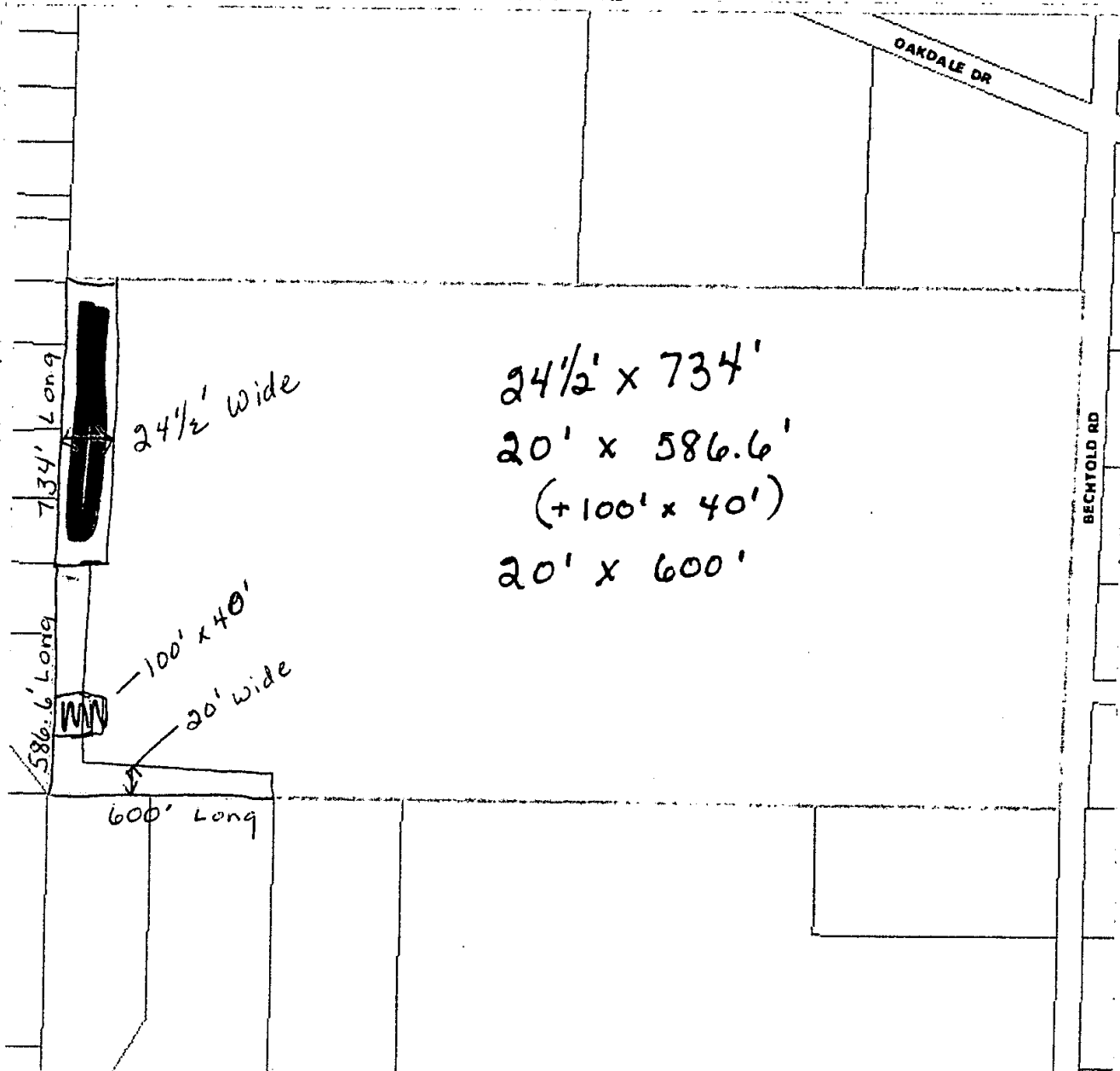
TRANSFER ENTERED
HENNEPIN COUNTY TAXPAYER SERVICES

DEC 22 2009

HENNEPIN COUNTY MINN.
BY [Signature] DEPUTY

Hennepin County Property Map - Tax Year: 2009

The data contained on this page is derived from a compilation of records and maps and may contain discrepancies that can only be disclosed by an accurate survey performed by a licensed land surveyor. The perimeter and area (square footage and acres) are approximates and may contain discrepancies. The information on this page should be used for reference purposes only. Hennepin County does not guarantee the accuracy of material herein contained and is not responsible for any misuse or misrepresentation of this information or its derivatives.



Selected Parcel Data

Parcel ID: 05-119-23-44-0001
 Owner Name: ARNOLD R & MARY E BECHTOLD
 Parcel Address: 10165 BECHTOLD RD , CORCORAN , MN 55374
 Property Type: FARM
 Homestead: HOMESTEAD
 Area (sqft): 3439555
 Area (acres): 78.96
 A-T-B: ABSTRACT
 Market Total: \$460,600.00
 Tax Total: \$3,095.38

Date Printed: 12/4/2009 11:54:03 AM

Current Parcel Date: 11/4/2009

Sale Price: \$0.00

Sale Date: /

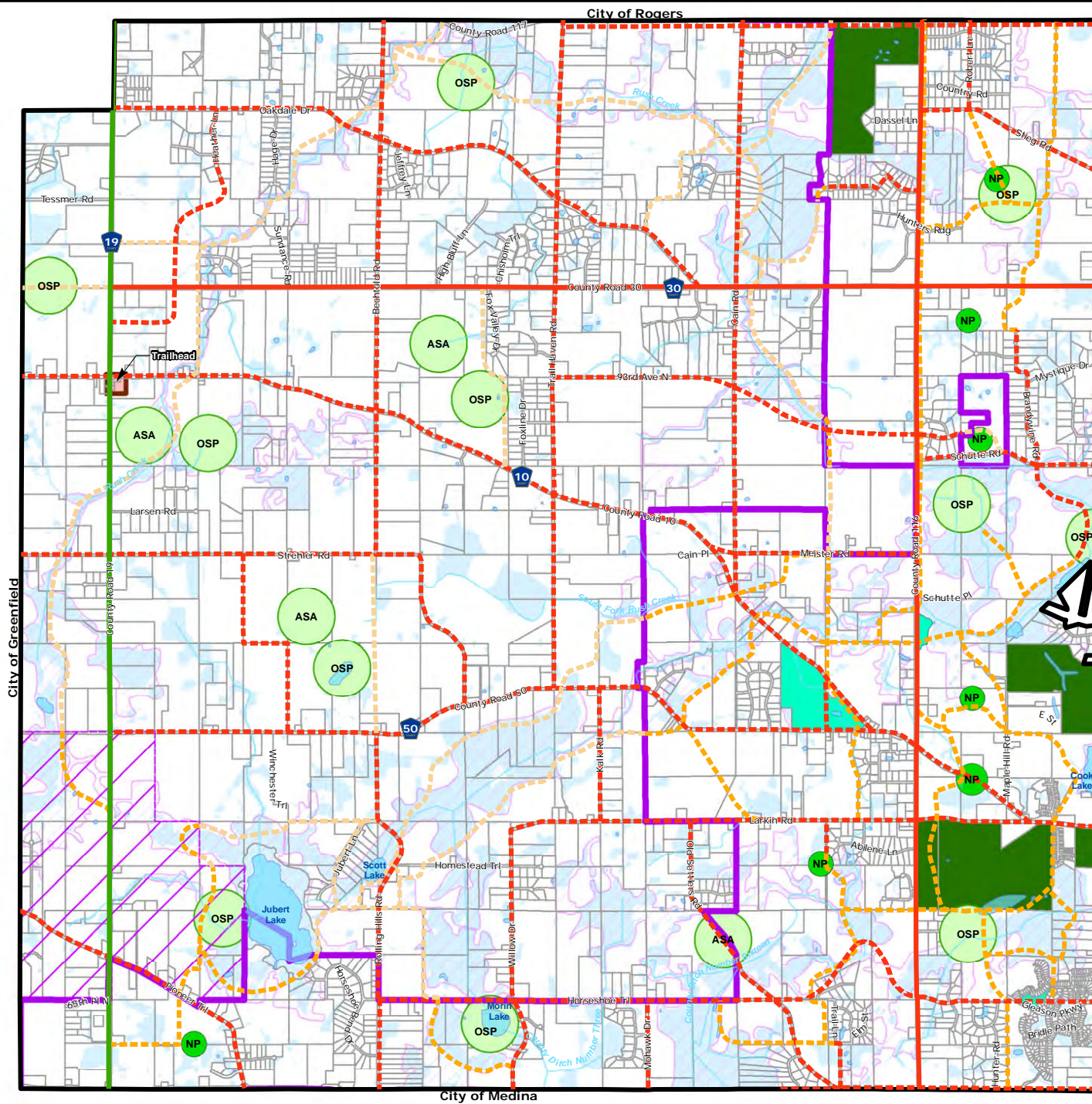
Sale Code:



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
Date: 1/15/2019 Time: 1:22:31 PM User: ShuJC0243



CITY OF CORCORAN

2040 COMPREHENSIVE PLAN

Map 1-7 Natural Resource Inventory Areas

- ★ Natural Community
- Rare Species Occurrence
- High Quality Natural Community

Natural Plant Communities

Wetlands

- Wet Prairie
- Emergent
- Shrub
- Floodplain Forest
- Open Water
- Flood Plain (Reed Canary Dominant)

Uplands

- Savanna/Pasture
- Maple/Basswood
- Oak Forest
- Disturbed Woodland
- Old Field

- Municipal Boundary
- Parcel Boundaries
- Streams
- Lake/Open Water

Note: Due to limitations of map scale, distribution and proportion of Natural Community types within each colored area are approximate.

Source:
Natural Plant Communities, Rare Species Occurrence (Natural Resource Inventory and Management Plan, Nov. 2001, Bonestroo Rosene Anderlik & Associates)

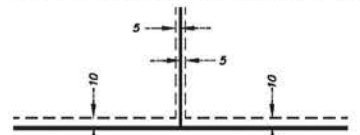


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Date: 1/7/2019 Time: 1:10:39 PM User: Shu.JC0243



LOT AREAS	
LOT #	AREA (ACRES)
Block 1 Lot 1	10.0
Block 1 Lot 2	5.6
Block 1 Lot 3	7.1
Block 1 Lot 4	9.1
Block 1 Lot 5	5.6
Block 1 Lot 6	12.2
Block 1 Lot 7	10.5
Block 1 Lot 8	6.0
Block 1 Lot 9	5.1
Block 1 Lot 10	9.8
Block 2 Lot 1	21.5
Block 2 Lot 2	7.2

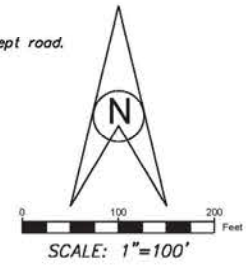
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING RIGHT-OF-WAY LINES, AND BEING 5 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING LOT LINES, AS SHOWN ON THE PLAT.

PROPERTY DESCRIPTION:
The South Half of the Southeast Quarter of Section 5, Township 119, Range 23, Hennepin County, Minnesota, except road.
AND
Outlot A, BECHTOLD FAMILY ACRES, Hennepin County, Minnesota, according to the recorded plat thereof.

Surveyor's Notes
Wetlands delineated by Kjolhaug Environmental Services
Contours shown are from a combination of field data and data derived from MnDNR LIDAR.



- LEGEND**
- 988 --- denotes Existing Contour
 - 988.00 X denotes Existing Spot Elevation
 - FF-989.36 denotes Finished Floor Elevation
 - ⊕ denotes Gas Meter
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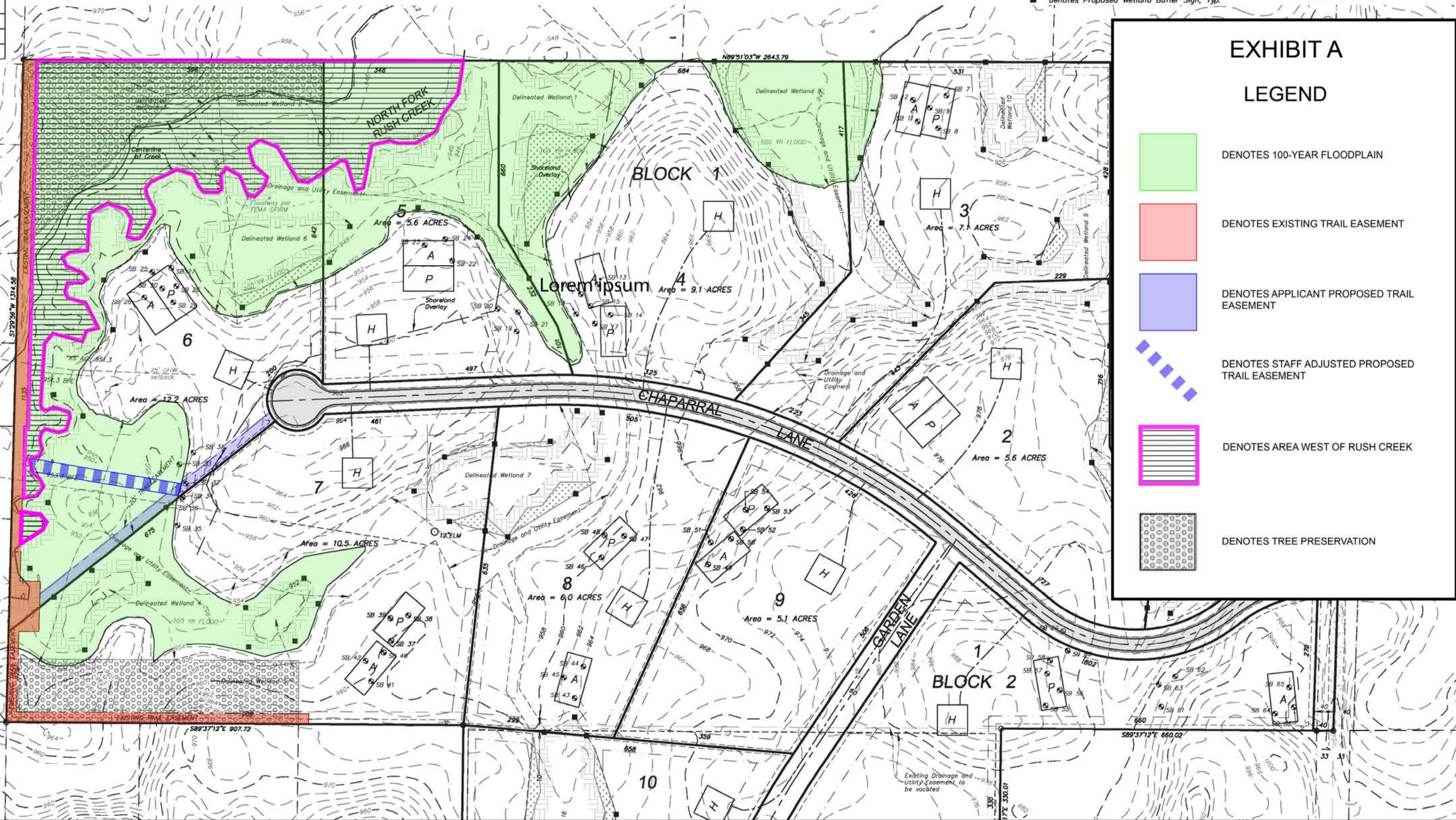


EXHIBIT A

LEGEND

- DENOTES 100-YEAR FLOODPLAIN
- DENOTES EXISTING TRAIL EASEMENT
- DENOTES APPLICANT PROPOSED TRAIL EASEMENT
- DENOTES STAFF ADJUSTED PROPOSED TRAIL EASEMENT
- DENOTES AREA WEST OF RUSH CREEK
- DENOTES TREE PRESERVATION

REV. NO.	DATE	BY	DESCRIPTION
1	10-4-21	T.R.K.	Wetland Buffer Signs

DESIGNED P.E.O. J.J.A.
DRAWN J.J.A.
CHECKED P.E.O.
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Paul E. Otto
License #40062 Date: 10-6-21

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Fax: (763)682-3522

BECHTOLD FARM
Skies Limit, LLC
Corcoran, MN

PROJECT NO: 21-0221
PRELIMINARY PLAT - NORTH
DATE: 9-21-21
SHEET NO. 2 OF 7 SHEETS



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 September 15, 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

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

1. **Request for Rezoning, Site Plan, Conditional Use Permit and Variance for Garages Too, LLC at 224010 Highway 55 (PID 32-119-23-44-0001) (city file 21-016).** The applicant has requested approval to allow a mini storage/self-storage facility on the property. The City Council reviewed a concept plan earlier this year and indicated *support. The application was reviewed at a Public Hearing at the August 5th Planning Commission and is scheduled for Council action on September 23rd.*
2. **Vacation of Cain Road ROW (city file 21-022).** The City Council voted to commence the vacation process as requested by Michael Galbraith to remove an easement containing an unimproved portion of Cain Road adjacent to his property at 20700 70th Avenue. *The item was reviewed at the August 12th meeting, but did not have a 4/5 vote and will be brought back to Council at a future date when a full City Council is available.*
3. **Sign Ordinance Amendment (city file 21-027).** The City Council directed staff to prepare an update to the sign ordinance regarding campaign signs. *The ordinance was reviewed at the August 26th City Council meeting and is expected to be adopted on September 23rd.*
4. **Preliminary Plat for “Bechtold Farm” at 10165 Bechtold Road (PID 05-119-23-44-0001 and 0811923110007) (city file no. 21-030).** Skies Limit LLC has requested approval of a preliminary plat to create 12 lots on 115.61 acres. *The item is currently incomplete and will be scheduled for meetings upon receipt of a complete application.*
5. **Amendments to the text of Chapter 82 (Nuisances) of the City Code (city file no. 21-032).** At the June 10th meeting, Council directed staff to prepare amendments to ease storage restrictions from RVs, firewood and lots with more than one street frontage. The Council reviewed a draft ordinance amendment prepared by staff and the City Attorney. City Council directed staff to proceed with the draft ordinance with to allow a 25-foot front yard setback for up to two recreational vehicles in addition to modifying the language to also allow personal recreational vehicles and unoccupied trailers in the front yard. *Staff was directed to proceed with a Public Hearing which is scheduled for the September 23rd meeting.*
6. **Kariniemi Sketch Plan for 23185 County Road 10 (PID 18-119-23-11-0002) (city file no. 21-033).** The applicant has requested Council feedback on a concept to reguide/rezone part of the property from *residential to commercial to create a mix of commercial and residential lots. This item was reviewed by the Council at the August 26th meeting, but the applicant has a new plan that will be presented at the September 23rd meeting.*

7. **Zoning Ordinance Amendment for Assembly Uses (city file 21-034).** At the June 24th meeting, the City Council discussed removing assembly uses in low residential zoning districts within the MUSA. Staff was directed to proceed with a Public Hearing. *The item was tabled at the August 5th Planning Commission meeting to September 2nd and two alternatives were presented for consideration. The Planning Commission tabled the item to the October 7th meeting. The item could then be placed on the October 28th City Council meeting.*
8. **Final Plat and PUD Final Plan for “Tavera 2nd Addition” (PID 35-119-23-41-0001 and 35-119-23-41-0002) (city file no. 21-036).** The final plat for phase 2 includes 46 single family homes. *The application was reviewed by the Planning Commission on September 2nd and is scheduled for City Council action on September 23rd.*
9. **Final Plat and PUD Final Plan for “Amberley 1st Addition” and “Bellwether 6th Addition” (PID 01-119-23-34-0002) (city file no. 21-037).** The application is for 62 lots in Bellwether 6th and 25 lots in Amberley 1st Addition. *The application is scheduled for Planning Commission review on October 7th and City Council action on October 14th.*
10. **Certificate of Compliance for a Solar Array for Jonathon Stegbauer at 6697 Primrose Court (PID 36-119-23-13-0102) (City file no. 21-039).** *This item is being reviewed for completeness. The item may be administratively approved.*
11. **Allowed Home Occupation for Haxton Enterprises LLC DBA David’s Lawn Service at 9800 Lily Pond Lane (PID 10-119-23-23-0014) (city file no. 21-040).** *The applicant has submitted a request for an allowed home occupation with no employees coming to the home. This is in response to a code enforcement complaint. Staff is reviewing for completeness. The item may be administratively approved.*
12. **Zoning Ordinance Amendment to update the Non-Conformities Section (city file no. 21-041).** *This is a City initiated effort to bring Section 1030.010 (Non-Conforming Buildings, Structures, Uses and Lots) of the Zoning Ordinance into compliance with State Statutes. This item is tentatively scheduled for a public hearing at the October 7th Planning Commission and action at the October 28th City Council meeting.*

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

1. **Conditional Use Permit for Accessory Building Sidewall Height at 6805 Rolling Hills Road (PID 32-119-23-11-0002) (city file 21-018).** The applicant is requesting approval to exceed the sidewall height on a new accessory building in the rear yard. This item was reviewed at a public hearing at the June 3rd Planning Commission meeting where questions were raised about the section of the Zoning Ordinance regarding accessory buildings. *This item was been placed on hold while the City considered a Zoning Ordinance text amendment. The Council approved this requested at the August 26th meeting.*
2. **Zoning Ordinance Amendment (city file no. 21-029).** Staff is requesting that the City Council consider a text amendment to Section 1030.020 of the Zoning Ordinance regarding accessory structures. The ordinance was amended in 2011 to allow landowners to apply for a conditional use permit to exceed the sidewall height for all properties regardless of parcel size. As part of the review of a recent application by Dave Dornsbach, the City Attorney was asked to review the ordinance and recommends changes before acting on the landowner request. *The Planning Commission held a public hearing at the August 5th Planning Commission and the City Council approved the item at the August 26th meeting.*
3. **Final Plat for “Gordon’s Country Estates First Addition” at 19701 Jackie Lane and 19717 Jackie Lane (PID 01-119-23-22-0024 and 01-119-23-22-0021) (city file no. 21-038).** *The final plat adjusts the lot line between two existing parcels and was approved by the City Council on August 26th.*



CITY OF CORCORAN

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

MEMO

Meeting Date: October 21, 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 fall season games, monitored fall baseball registration, and ordered fall baseball equipment, created teams, contacted coaches, prepared equipment bags, attended various games, collected equipment, and refunded registrations for coaches.
- **Night to Unite:** Worked with Sergeant Ekenberg to coordinate neighborhood parties, created social media graphics for Night to Unite, put together neighborhood party boxes, created the coloring page, put together neighborhood “person bingo”, coordinated night of party attendance by staff and council, and created sponsor thank you cards.
- **Corcoran Country Daze:** Accepted registrations for the bean bag tournament, put together rules for the tournament, formed a bracket, and ran the tournament.
- **Other:** Put together Parks and Trails Commission packet materials, posted to the City Facebook and Twitter accounts, updated Parks and Recreation related website items, processed pavilion/ballfield reservations, determined 2022 athletics timelines, put together some 2022 athletic registration platforms, continued working on the Bellwether boardwalk request for proposal, and worked on updating park ordinances.

- Soccer: Attended majority of the game nights, updated the schedule board for the season, painted field lines, communicated with parents as issues arose, set up and reviewed soccer feedback survey, collected equipment from coaches, and refunded registrations for coaches.

Attachments:

None



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MEMO

Meeting Date: October 21, 2021
To: Parks and Trails Commission
From: Brad Martens, City Administrator
Re: City Council Report

The Parks and Trails Commission last met on July 15, 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

July 22, 2021 Council Meeting

- Rezoning, preliminary plat, planned unit development application for “Amberly and Bellwether”
 - Approved the items for a 192 single family lots (116 additional in Bellwether and 76 as a new neighborhood)
- PUD Amendment Request for Tavera
 - Approved a portion of the request for lot number, some additional signage, and a recapture agreement
- Three Rivers Park District – Diamond Lake Regional Trail Corridor Alignment
 - Approved the preferred alignment as presented
- City Council resignation and Declaration of a Vacancy
 - Declared a vacancy; approved a resolution honoring service, and approved an application process for interested individuals to apply to serve in the open seat with applications due at 4pm on Thursday, August 19th

August 12, 2021 Council Work Session

- The City Council held a work session to discuss the draft 2022 budget and financial management plan.

August 12, 2021 Council Meeting

- Rezoning, Preliminary Plat, and Planned Unit Development Plan for “Cook Lake Highlands”
 - Approved the items for the 102-unit senior condo, 20 single family villas, 32-unit memory care facility, and daycare facility at 19220 County Road 10 (just north of Lions Park)
- Cain Road Vacation
 - Approved the vacation request as presented
- Grading Request for Amberly/Bellwether
 - Directed staff to draft an agreement to allow early grading with conditions
- Improvement Hearing – City Center Drive & 79th Place Improvements Project
 - Held the hearing; action on the project to be considered in the future
- Dust Control Billing
 - Directed staff to bill for the 2021 project
- NTIA Broadband Partnership Grant Application
 - Authorized staff to apply for the \$5.2 million grant
- Request for Funds – Cross
 - Declined the request at this time
- Night to Unite Resolution Accepting Donations
 - Approved the resolution; thanked staff for all the work to make the event so successful
- Work Session Schedule
 - Updated the work session topics for the September 9th and 23rd
- Closed Session for Attorney-Client Privilege: Discuss Response to Action Filed by Housing First Minnesota
 - Provided staff direction

August 26, 2021 Council Work Session

- The City Council held a work session to hold a developer round table to discuss potential zoning ordinance amendments.

August 26, 2021 Council Meeting

- Final Plat for “Gordon’s Country Estates First Addition” at 19701 Jackie Lane and 19717 Jackie Lane
 - Approved the lot line amendment as presented

- Amendment to Section 1030.020 of the Zoning Ordinance Regarding Accessory Structures
 - Approved the amendment for sidewall height as presented
- Conditional Use Permit for Dave Dornsbach at 6805 Rolling Hills Road
 - Approved the conditional use permit for a new accessory structure
- Rezoning, Site Plan, Conditional Use Permit, Preliminary Plat and Variance for Garages Too at 2240 State Hwy. 55 and 6315 Horseshoe Bend Drive
 - Removed from the agenda; to be reviewed at the September 23rd meeting
- Sketch Plan at 23185 County Road 10
 - Provided feedback for the proposed 10 residential lots and 3 commercial lots on the 124-acre parcel
- Sign Ordinance Update – Campaign Signs
 - Provided staff direction on sign ordinance updates
- Corcoran Trail Street Improvements – Award Bid
 - Awarded the bid for the project
- City Council Appointment
 - Appointed Dean Vehrenkamp to the City Council

September 9, 2021 Council Work Session

- The City Council held a work session to discuss the draft 2022 budget and financial management plan.

September 9, 2021 Council Meeting

- Oath of Office – Dean Vehrenkamp
 - Jessica Beise issued the oath of office to new Councilmember Dean Vehrenkamp.
- Police Officer Oath – Josh Lawson
 - Jessica Beise issued the police officer oath to Josh Lawson followed by his wife Lisa pinning on his badge.
- Sergeant Promotion – Pete Ekenberg
 - Pete was recognized for his promotion as the first Sergeant ever for Corcoran. His wife Kelly pinned on the new badge.
- Northeast Corcoran Water Project
 - Council approved the preliminary design of the northeast water supply project as presented; next steps will be to decide on the type of storage and location.
- Commissioner Appointment Process
 - Staff was directed to move this conversation to the October 14th meeting
- Paving Petition – Park Trail Road
 - Directed staff to initiate a feasibility study to pave Park Trail Road

- Stormwater Area Charge
 - Approved the proposal to study the establishment of a stormwater area charge for new development.
- Job Description Update – Public Safety Administrative Manager
 - Approved the update as presented.
- Potential Town Hall Meeting
 - Mayor McKee and Councilmember Vehrenkamp to meet and plan a draft agenda for consideration.

September 23, 2021 Council Work Session

- The City Council held a work session to discuss the fire service work plan.

September 23, 2021 Council Meeting

- Public Hearing – Amendment to Chapter 82 (Nuisances) of the City Code related to Outside Storage
 - The public hearing was held and minor amendments to the definitions of setbacks related to storage were adopted.
- Garages Too Rezoning, Variance, Conditional Use Permit, Site Plan, Preliminary Plat
 - Garages Too was tabled at the request of the applicant.
- Karinemi Sketch Plan
 - Council provided feedback on the concept plan.
- Draft Solid Waste Collection Ordinance
 - Council provided feedback on an ordinance aimed at regulating garbage haulers to assist with organics recycling requirements.
- City Park Water Connection
 - Council approved connecting the warming house to the City's water supply.
- Schedule Work Session – Water Supply Planning
 - Council schedule a water supply planning work session.

October 14, 2021 Council Meeting

- PUD Amendment for Tavera
 - Council directed staff to hold building permits until a plan is presented to address grading stockpiles which will be reviewed at the October 28th meeting.
- Assessment Hearing – Corcoran Trail East/West Improvements Project
 - Council held the public hearing; Council continued the public hearing and proposed changes to assessment roll related to deferred assessments for undeveloped lots.

- Assessment Hearing – Appaloosa Woods Street Improvement Project
 - Council held the public hearing; Council approved the assessment roll as presented.
- Recycling Proposal Review
 - Council authorized staff to begin to execute a contract with Randy's Environmental.
- Planning Commission Appointment Process
 - Council determined a subcommittee process for the appointment with the Mayor, Commission Chair, and a rotating Councilmember serving as members; Councilor Nichols was selected as the Councilmember for this appointment subcommittee.
- 2022 Capital Improvement Plan Pre-Orders
 - Council authorized pre-ordering capital improvement plan purchases for 2022 as lead times have increased due to supply chain challenges.
- 2021 Action Steps Update
 - Council reviewed the actions steps to date.

Attachments:

None

CITY OF CORCORAN					
PARK CAPITAL FUND REPORT					
September 24, 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 Allocation	1,243.03			
09/20	Interest Earned	0.39	1.19		
10/20	Interest Earned	0.34			
10/20	Grove Nursery		(438.80)		
11/20	Interest Earned	0.15			
12/20	Interest Allocation	771.65			
12/20	Interest Allocation	(915.31)			
12/20	Interest Earned	0.67			
12/20	Interest Earned	0.11			
12/20	To balance to accounting system	(0.70)	0.67		
01/21	Interest Earned	0.07			
02/21	Interest Earned	0.06			
03/21	Tom Anderson		2,500.00		
04/21	Sanna Kariniemi	9,256.00			
06/21	M/I Homes of Minneapolis Bass Lake Crossing	327,117.00			
07/21	Lennar Tavera	152,924.00			
	ENDING BALANCE	1,319,731.13	11,531.47		1,331,262.60