



**CITY OF CORCORAN  
Corcoran Planning  
Commission Agenda  
July 6, 2023 - 7:00 pm**

**HYBRID MEETING OPTION AVAILABLE**

*The public is invited to attend the regular Council meetings at City Hall.*

**Meeting Via Telephone/Other Electronic Means**

**Call-in Instructions:**

+1 305 224 1968 US

**Enter Meeting ID: 819 2879 0587**

Press \*9 to speak during the Public Comment Sections in the meeting.

**Video Link and Instructions:**

<https://us02web.zoom.us/j/81928790587>

visit <http://www.zoom.us> and enter

**Meeting ID: 819 287 0587**

Participants can utilize the Raise Hand function to be recognized to speak during the Public Comment sections in the meeting. Participant video feeds will be muted. **In-person comments will be received first, with the hybrid electronic means option following.**

For more information on options to provide

[www.corcoranmn.gov](http://www.corcoranmn.gov)

**1. Call to Order / Roll Call**

**2. Pledge of Allegiance**

**3. Agenda Approval**

**4. Open Forum**

**5. Minutes**

- a. June 1, 2023 Regular Meeting Minutes\*

**6. New Business – Public Comment Opportunity**

- a. **Continue Public Hearing to August 3, 2023.** Red Barn Pet Retreat. (City File No. 23-008)
- b. **Public Hearing.** Heidecker Garage CUP and IUP (City file no. 23-009)
  - i. Staff Report
  - ii. Open Public Hearing
  - iii. Close Hearing
  - iv. Commission Discussion & Recommendation

**7. Reports/Information**

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

**8. Commissioner Liaison Calendar**

City Council Meetings

<b>7/13/2023</b>	<b>7/27/2023</b>	<b>8/10/2023</b>	<b>8/24/2023</b>	<b>9/14/2023</b>	<b>9/28/2023</b>
Van Den Einde	Brummond	Horn	Jacobs	Lanterman	Van Den Einde

**9. Adjournment**

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



CITY OF CORCORAN  
**Corcoran Planning Commission Minutes**  
**June 1, 2023 - 7:00 pm**

The Corcoran Planning Commission met on June 1, 2023, in Corcoran, Minnesota. Three Planning Commissioners were present in the Council Chambers. Members of the public were able to participate in-person as well as through electronic means using the audio and video conferencing platform Zoom.

Present: Commissioners Lanterman, Brummond, Horn, Jacobs, and Van Den Einde.

Also present: Planner Davis McKeown, Planning Technician Klingbeil, and Council Liaison Vehrenkamp.

**1. Call to Order / Roll Call**

**2. Pledge of Allegiance**

**3. Agenda Approval**

Motion made by Van Den Einde, seconded by Lanterman, to approve the agenda for June 1, 2023, Planning Commission Meeting.

Voting Aye: Lanterman, Brummond, Horn, Jacobs, and Van Den Einde.

(Motion passed 5:0).

**4. Open Forum** (none)

**5. Minutes**

- a. May 4, 2023, Regular Meeting Minutes\* - Commissioner Brummond had a question about potentially including the discussion regarding Homeowners Associations from the training session into the minutes. Planner Davis recommended reaching out to Council members directly with any further comments.

Motion made by Lanterman, seconded by Brummond, to approve the May 4, 2023, Planning Commission Minutes.

(Motion passed 5:0)

**6. New Business –**

- a. **Public Hearing.** Red Barn Pet Retreat. (City File No. 23-008)
- i. Due to late additions conflicting with the staff report, staff recommended continuing the item to the next Planning Commission meeting.

Motion made by Lanterman, seconded by Brummond, to continue Item 6a. Red Barn Pet Retreat to the July 6, 2023, meeting at 7 PM.

Voting Aye: Lanterman, Brummond, Horn, Jacobs, and Van Den Einde.

(Motion passed 5:0)

- b. **Public Hearing.** Zoning Ordinance Amendment to Section 1030.010 for Expansions to Nonconforming Buildings. (City File No. 23-011)
- i. Staff Report – Staff Report presented by Planner Davis McKeown
- ii. Public Hearing –

Chair Lanterman opened the public hearing.

Motion made by Lanterman, seconded by Brummond, to close the Public Hearing.

Voting Aye: Lanterman, Brummond, Horn, Jacobs, and Van Den Einde.

(Motion passed 5:0)

- iii. Commission Discussion & Recommendation – Commission Discussion and Recommendation included the reasonableness of the addition of providing latitude to staff to approve these types of requests.

Motion made by Brummond, seconded by Jacobs, to recommend approval of the Zoning Ordinance Amendment to Section 1030.010 to allow administrative approval of expansions to nonconforming buildings.

Voting Aye: Lanterman, Brummond, Horn, Jacobs, and Van Den Einde.

(Motion passed 5:0)

**7. Reports/Information**

- a. Other Business – (None)
- b. Planning Project Update\* - (None)
- c. City Council Report\* – Council Liaison Vehrenkamp – The City Council Report included a follow up on the PUD Ordinance Amendment, using the PUD point system as unweighted guidance, the change to excluding enclosed recreational spaces from open space calculations, and the City’s desire to avoid liability with a PUD point system.

**8. Commissioner Liaison Calendar**

City Council Meetings

<b>6/8/2023</b>	<b>6/22/2023</b>	<b>7/13/2023</b>	<b>7/27/2023</b>	<b>8/10/2023</b>	<b>8/24/2023</b>
Jacobs	Lanterman	Van Den Einde	Brummond	Horn	Jacobs

**9. Adjournment**

Motion made by Lanterman, seconded by Horn, to adjourn the June 1, 2023, Planning Commission meeting.

(Motion passed 5:0)

Meeting adjourned at 7:22 pm.

# STAFF REPORT

# Agenda Item 6a.

<b>Planning Commission Meeting:</b> July 6, 2023	<b>Prepared By:</b> Natalie Davis McKeown
<b>Topic:</b> Red Barn Pet Retreat Comprehensive Plan Amendment, Rezoning, Preliminary Plat, Conditional Use Permit, and Site Plan (PID 01-119-23-44-0045) (City File No. 23-008)	<b>Action Required:</b> Continue Public Hearing

**Review Deadline:** September 7, 2023

## 1. Application Request

The applicant, Daniel Benjamin of Red Barn Pet Retreat, asks for approval of a land use application with several components: a comprehensive plan amendment (CPA), rezoning, preliminary plat, conditional use permit (CUP), and site plan. The goal of his application is to expand his existing pet daycare and boarding business that operates out of his home further west on Stieg Road in Corcoran.

## 2. Update

Planning Commission was originally scheduled to hold a public hearing and review this item at the June 1, 2023, meeting. The applicant requested the item be continued to work through concerns that were raised in the staff analysis of the application. The Planning Commission continued this item at the last meeting to July 7, 2023. Discussions with the applicant are ongoing, but updated plans were not received in time for staff review by the July 6<sup>th</sup> meeting. A public hearing must be held in August due to the review deadline unless the applicant requests an extension on their end. Staff will continue to work with the applicant with the goal of providing updated plans for the August 3, 2023, Planning Commission meeting.

## 3. Recommendation

Staff recommends the Planning Commission make a motion to continue the public hearing for this item to the August 3, 2023, regular Planning Commission meeting at 7PM.



# STAFF REPORT

# Agenda Item 6b.

<b>Planning Commission Meeting:</b> July 6, 2023	<b>Prepared By:</b> Natalie Davis McKeown
<b>Topic:</b> Heidecker Garage CUP Conditional Home Occupation License IUP (PID 22-119-23-42-0009) (City File No. 23-009)	<b>Action Required:</b> Recommendation

## 1. Application Request

Tyler Heidecker, the applicant, requests approval of an Interim Use Permit (IUP) for a Conditional Home Occupation License (CHOL) and a conditional use permit to exceed building sidewall height for his property at 7985 Eagle Ridge Rd. He will build the new accessory building for the primary purpose of storing materials related to his home remodeling business. There will be times where the structure will be used for woodworking activities (e.g., cabinet making) related to the business.



Figure 1 Site Location

## 2. Context

### Zoning and Land Use

The proposed property is guided for existing residential and zoned UR (Urban Reserve). The property has an existing single-family home with an attached garage. The property is within the Metropolitan Urban Service Area (MUSA) and Phase 4 of the 2040 Staging Plan.

### Surrounding Properties

The guiding, zoning, and existing use of the surrounding properties are detailed in the table below. All surrounding properties are within the MUSA.

Direction	Guided	Zoning District	Use	Staging Phase
North	Low Density Residential	UR	Agriculture	Phase 4

East	Low Density Residential	UR	Agriculture	Phase 4
South	Low Density Residential	UR	Agriculture	Phase 4
West	Existing Residential	UR	Residential	Phase 4

*Natural Characteristics of the Site*

The 2040 Comprehensive Plan’s Natural Resource Inventory Areas map shows a Reed Canary Dominant Flood Plain along the rear property line that follows a stream in the area. The natural community is not indicated high-quality on the map. The property contains a portion of a larger wetland complex in the rear yard, but it was determined the proposed location of the structure will not affect this larger complex. A partial wetland delineation was completed for the proposed project area in the front yard of the property. It was determined there is an incidental wetland (i.e., roadside ditch) in the southwest corner of the study area. Due to the incidental nature, this area would not be subject to wetland regulations.

**3. Analysis**

Planning staff coordinated review of the request for consistency with the Comprehensive Plan, Zoning Ordinance, City Code requirements, and City policies. The City Engineer’s comments are incorporated into this staff report, the detailed comments are included in the attached engineering memo and the approval conditions require compliance with the memo.

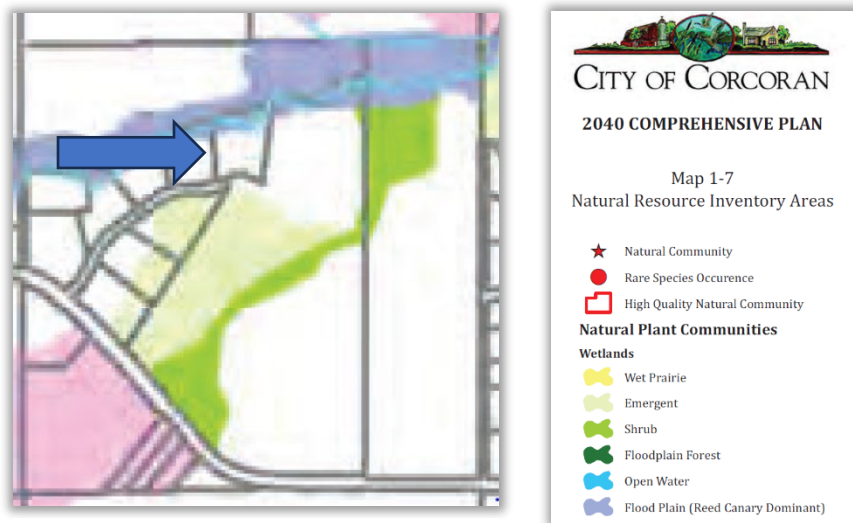


Figure 2 Natural Resource Inventory Areas

The City's discretion in approving or denying an IUP or CUP is limited to whether the proposed request meets the standards outlined in the City Code. If it meets these standards, the City must approve the permit(s).

I. Accessory Structure CUP

The applicant proposes to construct a detached garage of 1,750 square feet within their front yard on a 2.9-acre parcel.

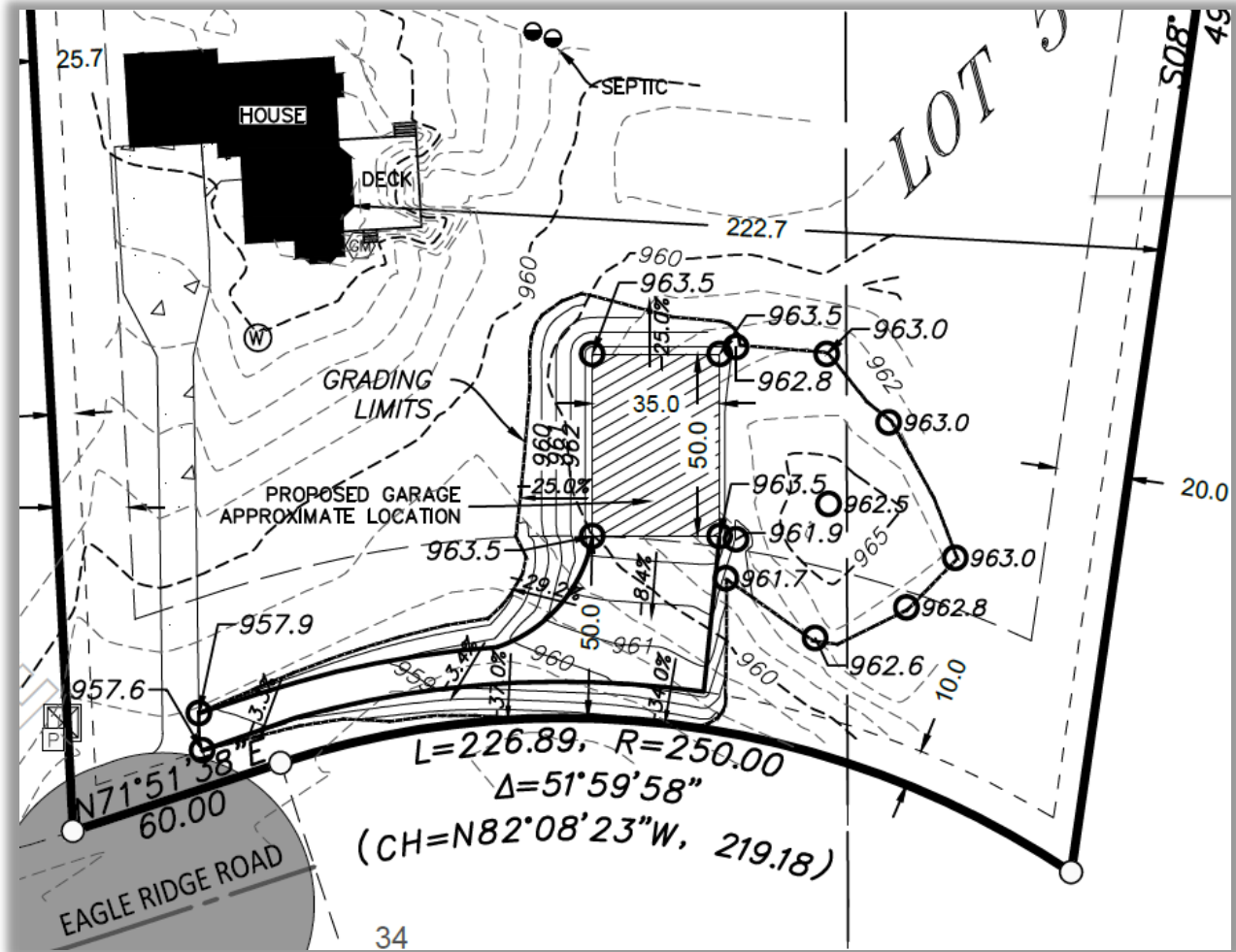


Figure 3 Site Plan

**Location and Setbacks**

The structure is proposed to be placed in the front yard. This is allowed in the UR district. The structure exceeds the 10' minimum separation from the residence. The structure is closest to the front property line to the south where a 50' setback is required. The structure meets the front setback requirement and far exceeds the side and rear setbacks (20' and 15' respectively).

**Size**

Section 1030.020 of the Zoning Ordinance allows an accessory building footprint of 1,781 square feet for a lot of this size. There is a temporary structure on the property that is currently being used to store materials and equipment. Temporary structures are not permitted by City Code. There is a condition of approval that the temporary structure be removed. The applicant would still be allowed one additional detached structure not to exceed 200 square feet, but no other structures will be approved as it would most likely exceed the allowed footprint.

### ***Building Height***

The building is located in the front yard and is limited to a maximum sidewall height of 10'. To accommodate the garage door necessary to fit the applicant's work equipment, a sidewall height of 13.85' is proposed for the garage which can be granted through a CUP. The building does not exceed the 35' height limit for the district.

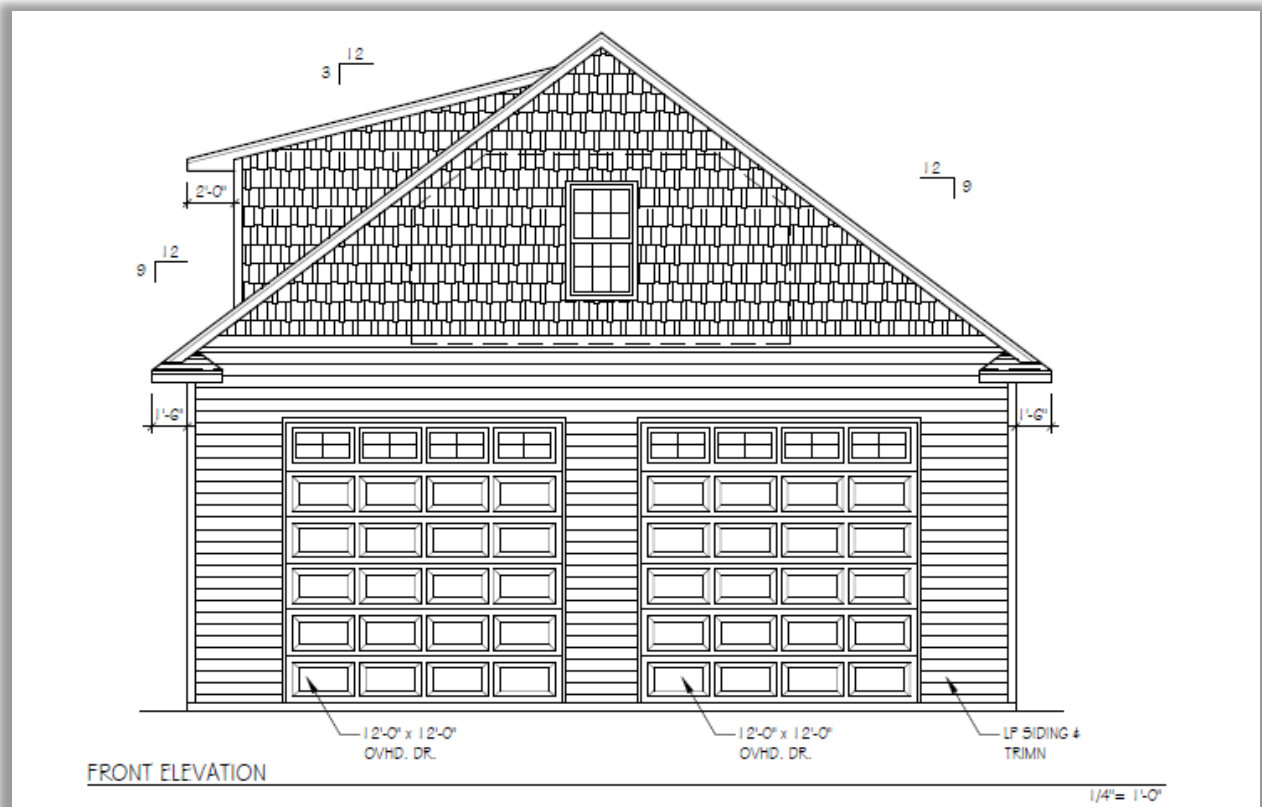


Figure 4 Front Building Elevation

### ***Architectural Standards***

The building plans show two dormers on the west elevation of the roof. These are intended to provide interest to the building and light to the work and storage space on the upper level of the structure.



The applicant confirmed his intention to use LP Siding and upgraded asphalt/architectural shingles. The color scheme of the siding and roof will utilize neutral brown tones.

The Zoning Ordinance requires eaves (i.e., the underside or soffits on the side) of at least 12" and overhangs (i.e., the edge extending over the front and rear elevations) of at least 24". The plans show eaves of 18"-24" which exceed the minimum requirement. However, the overhangs are only 12". A condition of approval is for the plans to be revised for the overhangs to meet the 24" minimum.

### *Grading and Drainage*

The Engineering Memo notes that the current grading plans appears to block drainage from Eagle Ridge Road. This will need to be corrected to allow flow from an Eagle Ridge Road. This may require a culvert. A condition of approval is for the plans to be revised for review and approval by the City Engineer.

### *Conditional Use Permit Standards*

The applicant requests a CUP to exceed the maximum sidewall height as allowed by Section 1030.020, Subd. 5(D). This provision in City Code allows any building to exceed the allowable building height with a CUP. In order to grant a CUP, the following standards must be met:

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

The proposed use is generally in conformance with the City regulations. The building meets setbacks, footprint, and architectural requirements. The taller building sidewall is required to accommodate the applicant's business equipment.

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

The applicant submitted a certificate of survey and site plan that show the required features.

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

Staff finds that the taller building height would comply with the standards as follows:

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

The proposed taller building would have no impact on the Comprehensive Plan.

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

The CUP for the taller building would not be detrimental to or endanger the public health, safety, morals, or comfort of the surrounding neighborhood. The building would be below the 35' maximum building height allowed for principal buildings in this district. The building would meet or exceed all setback requirements for the district.

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

Assuming the recommended conditions of approval are adopted, staff does not find reason to believe the CUP for the taller building would be injurious to the use and enjoyment of the surrounding properties for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The proposed building is below the 35' maximum building height allowed for principal buildings in this district and meets or exceeds all required setbacks.

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

The surrounding properties are used for a mix of residential and agricultural uses. The proposed building does not preclude improvement or further development of the surrounding properties.

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

Adequate public facilities are available to accommodate the proposed use. The taller building will not impact the demand for services.

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

If the CUP and IUP are approved with the conditions of approval as recommended by staff, the use will comply with the UR district regulations.

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

The bonus room shown on the 2<sup>nd</sup> floor of the plans could be used as living space, but the structure has not been reviewed against the accessory dwelling unit (ADU) performance standards. For this reason, a condition of approval is included in the draft resolution prohibiting the use of this space as living space unless an ADU administrative permit is requested and granted. The applicant shared his intent is to use this space is for storage of materials and occasional woodworking. If the CUP and IUP are approved with the conditions of approval as recommended by staff, the use will comply with all applicable performance standards for accessory structures.

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

As noted previously, the applicant proposes to use LP siding and upgraded asphalt shingles. These materials comply with the building materials allowed for accessory structures on properties greater than 2 acres. Staff recommends that the plans be updated to note the building materials although an email with this information was provided by the applicant for documentation. The Planning Commission could choose to remove this condition of approval.

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

The proposed use is generally in conformance with the City regulations. Conditions of approval will address any regulations that must be resolved.

## II. CHOL IUP

The applicant requests approval of his home remodeling business to continue operating out of his home. Section 1030.100 establishes three levels of home occupations: Allowed, Special, and Conditional. Any home occupation that occurs in an accessory building requires a CHOL which are processed as an IUP. While storage of equipment and materials would not trigger the CHOL by itself, the applicant shared that the garage will occasionally be used for woodworking when he needs to construct components (such as cabinets) for a project. This type of business activity within the detached structure requires a CHOL. The Planning Commission must consider the following criteria:

- A. The nature and general character of the geographic area in which the CHOL property is located. The City may consider, in addition to other factors and not by*

*way of limitation, the existing and condition of gravel and paved roads in the area, existence and proximity of CHOL operations to neighboring residences, size of neighboring lots, and use of neighboring properties.*

The nature and general character of the geographic area is not likely to be negatively affected by the operation of the home business. Eagle Ridge Road is a paved public street with large residential lots. The subject property is surrounded by larger agricultural pieces to the north, west, and south. The business has been in existence (although unregistered with the City) since 2017 without it creating known negative externalities to the surrounding neighborhood. The business has no employees, and customers do not go to the property. Most business activities are completed off-site as is the nature of home remodeling. The remaining business activities will be contained primarily within the proposed accessory building that meets or exceeds all district setback requirements.

The applicant indicates the proposed garage will be primarily used for storage of equipment and materials. The applicant explained to staff on a phone call that he will also use the garage at times as a shop to create products, such as cabinets. These types of activities could potentially be considered “construction activities” and would need to comply with construction hours in Chapter 82.04, Subd. 5. Provided that the woodworking activity is within the building with the doors and windows closed after 7PM on weekdays and after 4PM on weekends and holidays, staff believes the applicant will be able to comply with construction hours even with the use of tools and automatic equipment. A condition of approval included in the IUP is for woodworking and related activities to occur within the structure outside of the City’s construction hours, and the windows and doors to the structure must be closed during this time.

*B. Consideration shall be made for potential property devaluation of adjacent and surrounding properties.*

The proposed building for the business appears and can be used as a residential accessory structure. Further, the structure will provide screening of equipment and materials so that these are not visible to nearby properties. Devaluation of the adjacent properties has neither occurred nor is expected.

The narrative indicates the potential for trailers to be stored outside. This can be done as long as the trailers are not visible from the right-of-way or neighboring properties. Further, trailers cannot be stored in a temporary structure as these types of structures are prohibited in City Code. This is included as a condition of approval. To clarify, temporary structures are considered to be structures made of canvas, plastic, or other similar non-permanent building materials and/or does not meet the accessory building requirements of the MN State Building Code.

- C. *Nuisance factors shall be considered, including but not limited to sight, odor, light, glare, and noise, and any other nuisance factors that may result from issuance of the CHOL.*

No exterior lighting is shown on the plan. If a light for the building is proposed, it must comply with standards in Section 1060.040. While single family homes are exempt from these standards, the commercial home occupation shall be subject to these lighting standards. This is included as a condition of approval in the draft resolution.

Some business-related activities, such as woodworking, will generate some noise when manual or automatic tools are utilized. However, the operations will be inside the building and are expected to have limited impact on adjacent properties. This will be further mitigated with the condition of approval that these types of activities must occur indoors with the doors and windows closed outside of the City's construction hours.

- D. Environmental concerns, including but not limited to drainage, wastewater, wells, and wetland issues.

The City Engineer reviewed the overall request and attached conditions to ensure drainage is handled to avoid negative consequences as a result of the proposed structure for the home occupation. No wetland impacts were found as a result of the home occupation or the proposed structure.

- E. Compliance with Section 1030.020 (Accessory Buildings, Structures, Uses, and Equipment) of the Zoning Ordinance and with other relevant Code sections.

If the requested CUP to allow a taller building is approved, the standards in Section 1030.020 will be satisfied.

- F. Impact on the neighboring properties shall be considered before issuing a CHOL.

Staff finds that the proposed CHOL for a home remodeling business that primarily operates off-site with minimal related activities taking place entirely within a garage is unlikely to result in a negative impact to the neighborhood. There are no employees, and no customers will come to the site. The applicant does not anticipate any deliveries that would not otherwise be normal to a residential area. Outside storage of trailers may occur at time, but the applicant will be required to completely screen this from neighboring properties in the right-of-way. Loud and prolonged noises may occur from time to time, but this will be limited to inside the structure with the doors and windows closed outside of the

City's construction hours. The impacts on neighboring properties can be mitigated through the proposed conditions of approval.

#### **4. Recommendation**

Staff recommends approval of the draft resolution approving the CUP for a detached garage exceeding a sidewall height of 10' in the front yard and the IUP for a conditional home occupation license.

#### **Attachments:**

1. Draft Resolution 2023-xx Approving the CUP and IUP
2. Applicant Narrative
3. Site Plan
4. Building Plans
5. Engineering Memo Dated June 27, 2023

**RESOLUTION NO. 2023-**

**Motion By:**  
**Seconded By:**

**A RESOLUTION APPROVING A CONDITIONAL USE PERMIT AND AN INTERIM USE PERMIT FOR A CONDITIONAL HOME OCCUPATION LICENSE FOR TYLER HEIDECKER AT 7985 EAGLE RIDGE ROAD (PID 22-119-23-42-0009) (CITY FILE 23-009)**

WHEREAS, Tyler Heidecker, the applicant and landowner, requested approval of an interim use permit for a conditional home occupation license (CHOL) to allow a home remodeling business and a conditional use permit to allow a taller accessory building at property legally described as follows:

*See Attachment A*

WHEREAS, the Planning Commission reviewed the interim use permit for a conditional home occupation license and conditional use permit at a duly called Public Hearing and recommends approval, and;

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

1. An interim use permit is approved, in accordance with the application received by the City on April 4, 2023, and additional information received on April 21, 2023, April 25, 2023, and May 10, 2023, except as amended by this resolution.
2. The Zoning Ordinance allows Conditional Home Occupation Licenses and the applicant shall comply with all home occupation standards, except as specifically modified per this resolution.
3. The applicant shall comply with all conditions of the City Engineer’s memo dated June 27, 2023.
4. The Interim Use Permit for the Conditional Home Occupation License is issued to Tyler Heidecker for the operation of “Heidecker Home Remodeling”. This permit is non-transferable. The Permit shall terminate upon any one of the following:
  - a. If the business ceases.
  - b. If property ownership changes.
  - c. If ownership of the business changes.
  - d. If the individual to whom a license has been issued ceases to live at the subject premises.
5. The Conditional Home Occupation License is approved based on the finding that the standards in Section 1030.100, Subd. 7 and Section 1070.030 have been met. Specifically:

**RESOLUTION NO. 2023-**

- a. The applicant is requesting the conditional home occupation license to operate a home remodeling business from the proposed new accessory building on the property. The business has no employees other than the homeowner.
  - b. There is nothing to indicate that the use of the accessory building would devalue adjacent and surrounding properties.
  - c. The proposed workshop is enclosed and will not generate any nuisance conditions related to odor, light, or glare. Some noise is expected related to woodworking or similar activities.
  - d. There are no environmental concerns, including but not limited to drainage, wastewater, wells and wetland issues related to this project.
  - e. The home occupation appears to have no impact on neighboring properties.
  - f. The application for a CHOL is consistent with the Comprehensive Plan, public facilities, and capital improvement plans. The business will be conducted in an enclosed building and will not generate any nuisance conditions that would endanger the public health, safety, morals or comfort of the community nor will it be injurious to the use and enjoyment of other property in the immediate vicinity. The business does not demand any additional public services or facilities and conforms to the performance standards of the Zoning Ordinance.
6. The home occupation must comply with the following standards:
- a. No new signage for the home occupation is proposed or approved. Any new signage will require an amendment to the Interim Use Permit for the Conditional Home Occupation License.
  - b. Outside storage of construction materials including, but not limited to, piles of dirt, sand, lumber, bricks, concrete blocks, or sod related to the home occupation is prohibited.
  - c. Outside storage of trailers related to the home occupation is allowed in the backyard if not visible to surrounding properties or from the public right-of-way.
  - d. Storage of business materials and equipment is not permitted within a temporary structure defined as a structure made of canvas, plastic, or another similar non-permanent building material and/or does not meet the requirements of the Minnesota State Building Code.
  - e. Woodworking and related work activities must occur within the accessory building with the doors and windows closed during the hours when construction noises are prohibited as provided in Chapter 82.04, Subd. 5(A)(10) of the City Code and as may be amended from time to time.
  - f. No person shall be employed at or report to the home site location who does not reside in the dwelling unit.



**RESOLUTION NO. 2023-**

- g. If a light for the accessory building is installed, it must comply with the lighting standards in Section 1060.040 of the City Code for commercial uses.
  - h. The business shall comply with all state, federal, and local regulations.
  - i. The Conditional Home Occupation License shall be issued for 3 years in accordance with the procedures outlined in Section 1030.100 of the Zoning Ordinance. The permit shall be administratively reviewed every 3 years to ensure compliance with conditions of approval and ordinance requirements.
  - j. The City may revoke or modify the CHOL upon a finding that conditions have changed to warrant revocation or modifications of the license.
7. A conditional use permit is approved to allow a 1,750 sq. ft. accessory building with sidewalls taller than 10 feet in the front yard, based on the finding that that conditional use permit standards in section 1070.020 have been met, subject to the following conditions:
- a. The structure cannot be used for living space unless an application for an accessory dwelling unit administrative permit is submitted and approved.
  - b. If septic and water are planned to serve the accessory building, revised plans must be submitted with the building permit and the applicant must obtain the required permits.
  - c. The existing temporary structure must be removed to bring the subject property into compliance with Section 1030 of the Zoning Ordinance. No new temporary structures can be added to the property.
8. Prior to issuance of a building permit, the following must be submitted for review and approval by the City:
- a. The applicant must revise plans for the overhangs to meet the 24" minimum prior to issuance of a building permit.
  - b. The plans must be revised to note the proposed building materials prior to issuance of a building permit.
  - c. The grading and drainage plan must be revised per the Engineering Memo and provided to the City Engineer for review and approval prior to issuance of a building permit.
  - d. The applicant/landowner must record the approving resolution at Hennepin County and provide proof of recording to the City.
9. The existing temporary structure must be removed prior to release of the project escrow.

**RESOLUTION NO. 2023-**

**VOTING AYE**

- McKee, Tom
- Bottema, Jon
- Nichols, Jeremy
- Schultz, Alan
- Vehrenkamp, Dean

**VOTING NAY**

- McKee, Tom
- Bottema, Jon
- Nichols, Jeremy
- Schultz, Alan
- Vehrenkamp, Dean

Whereupon, said Resolution is hereby declared adopted on this 27<sup>th</sup> day of July 2023.

\_\_\_\_\_  
Tom McKee - Mayor

**ATTEST:**

\_\_\_\_\_  
Michelle Friedrich – City Clerk

*City Seal*

**RESOLUTION NO. 2023-**

**ATTACHEMENT A**

Lot 5, Block 1, Eagle Ridge, Hennepin County, Minnesota

**-Nature of Request**

Requesting this because of the taller height needed for my service work trailer to be backed into the shop. It has a height of

There really is no way to build this in the back yard because there really is no access to drive to the backyard and most of it is a hill

**-Impact on adjoining properties and mitigating measures to minimize impact**

There are no impacts

**-Buildings to be constructed**

1 building which will be 35x50

**-Intended use of buildings and property**

To store, manage and work on service work trailers

**-Hours and days of operation**

There will be no business run out of the building. Only intended for storing and maintain the work equipment.

**-Number of Employees**

0

**-Size of operation, including number of animals**

0

**-Impact on traffic, Including type and amount of traffic, access, and parking provisions**

None

**-Impact on septic system and well**

None

**-Potential Environmental impacts and measure to avoid or minimize the potential impacts**

None

**-Proposed measures to provide buffering from proposed use to adjacent properties**

None Needed

**-Future Expansion plans**

None

**-Nature of the other uses in the neighborhood**

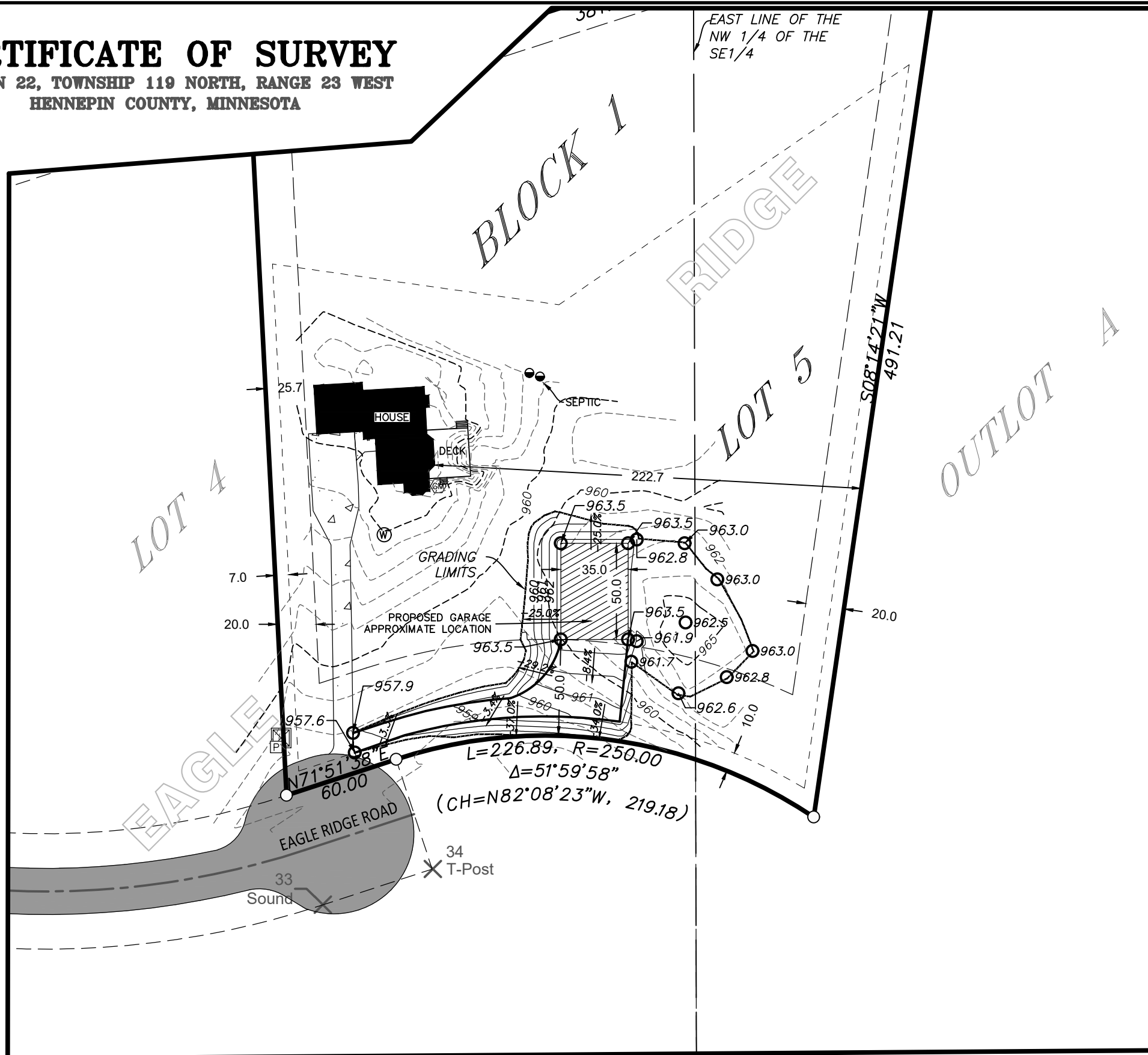
None

# Home Occupation Application

1. I run a Remodeling Company, Heidecker Home Services LLC. We are already in business. Have been since 2017
2. My business does not generate any extreme noise odor or light
3. My company does not generate any environmental concerns or issues
4. The home occupation will be located on site in the accessory building and will used 80 percent of the building
5. Special equipment my company requires is a enclosed work trailer and a Skid steer.
6. Any outside storage is only for trailers
7. My company does not require any materials that would need a MSDS sheet
8. My company does not generate any deliveries other than normal.
9. My occupation does not generate more than 10 daily, non-residential trips to and from property
10. There are no customer visits on site
11. Home occupation does not require any additional parking spaces
12. No outside employees are on site or reporting on site for assignments
13. There are no signs displayed for the home occupation
14. No special vehicles are used for the home occupation
15. No federal, state, county local permits or licenses are required

# CERTIFICATE OF SURVEY

SECTION 22, TOWNSHIP 119 NORTH, RANGE 23 WEST  
HENNEPIN COUNTY, MINNESOTA



LEGAL DESCRIPTION:

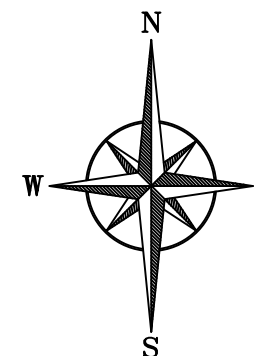
Lot 5, Block 1, Eagle Ridge, Hennepin County, Minnesota

WETLAND DELINEATION:

Provided to NWS by client from Braun Intertec  
Project No. B2201828 dated MAY 9th, 2022.

LEGEND

- IRON MONUMENT FOUND
- IRON MONUMENT SET WITH CAP NO. (57991)
- DRAINAGE AND UTILITY EASEMENT PER PLAT OF RECORD
- SETBACK
- GRADING LIMITS
- 1320 --- Ex-CONTOUR-MJR
- 1319 --- Ex-CONTOUR-MNR
- 1369 --- CONTOURS MNR - PROPOSED
- 1370 --- CONTOURS MJR - PROPOSED
- (1371.2) SPOT ELEVATION - PROPOSED



SCALE  
1" = 60'



BEARINGS ARE BASED ON NAD83(2011)  
HENNEPIN COUNTY COORDINATE SYSTEM

Northwestern Surveying and Engineering, Inc. prepared this survey without the benefit of current title work. The property shown is based on a legal description provided by you the client or a general request at the appropriate County Recorder's office. Easements, site restrictions or adjoining deed conflicts may exist which affect subject property and are not shown by this survey. We reserve the right to revise the survey upon receipt of a current title commitment or title opinion.

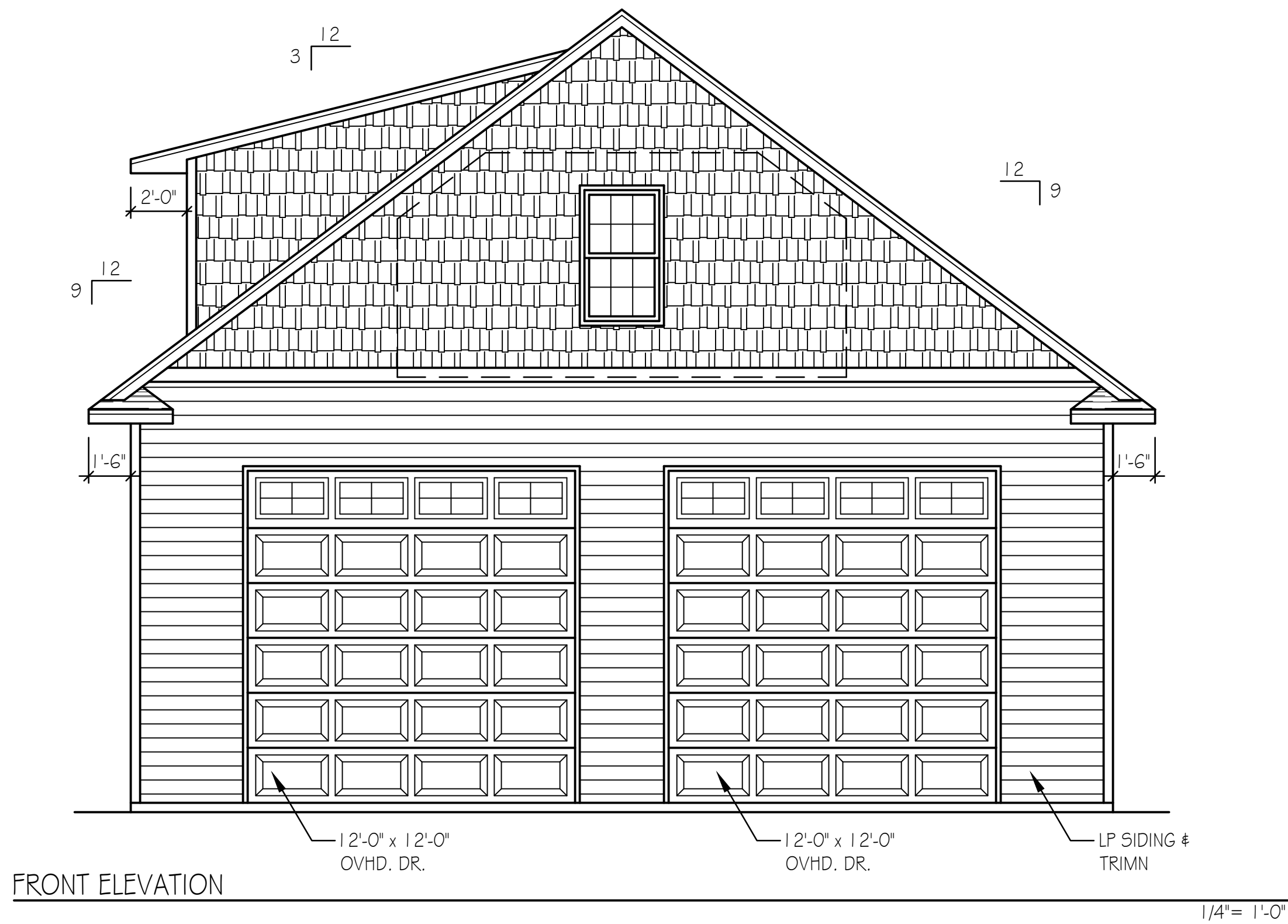
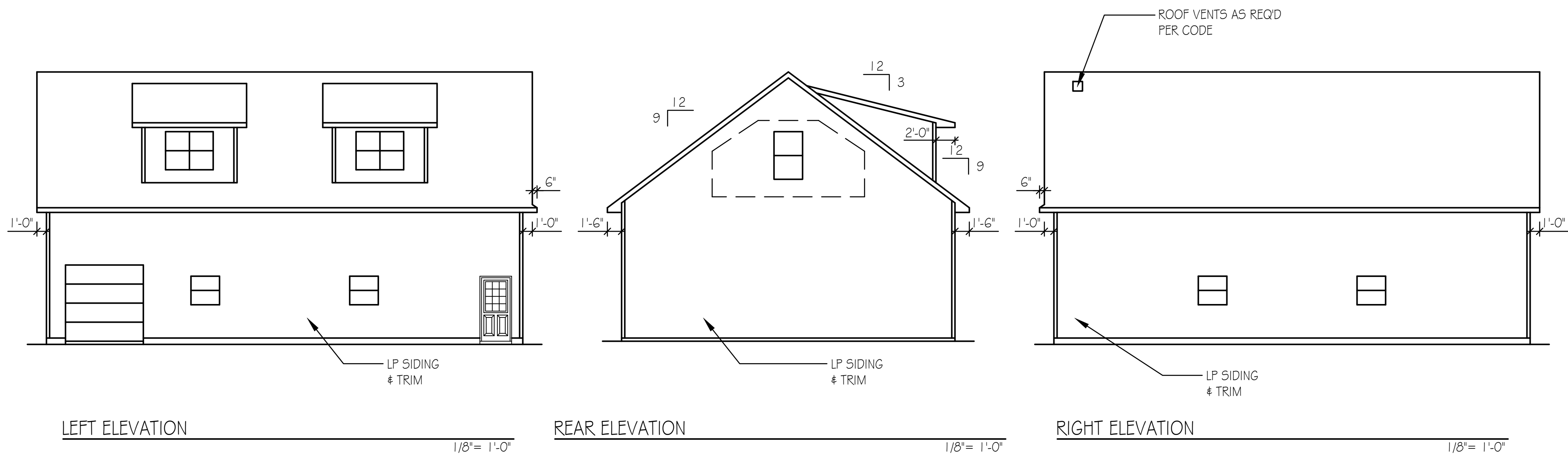


TYLER HEIDECKER  
N 1/2 OF THE SE 1/4  
SEC. 22-T119N-R23W  
HENNEPIN COUNTY, MN

JOB#:	23564	DRAWN BY:	MMB
FILENAME:	23564 COS DWG		
REV#	DESCRIPTION	DATE	
#1	ADDED SETBACKS	04/14/2023	
#2	UPDATED GARAGE	04/25/2023	
#3	GRADING PLAN	05/03/2023	

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.

*Matthew M. Bomstad*  
MATTHEW M. BOMSTAD (LIC. NO. 57991) DATE: 05/03/2023



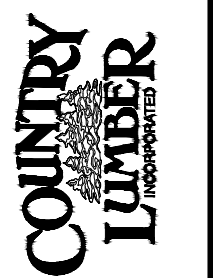
**DISCLAIMER**  
 IN PREPARATION OF THIS PLAN EVERY ATTEMPT HAS BEEN MADE TO AVOID MISTAKES. DESIGNER CANNOT GUARANTEE AGAINST HUMAN ERROR. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS AND BE RESPONSIBLE FOR THE SAME. THESE DESIGNS, CONCEPTS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND AS SUCH REMAIN THE EXCLUSIVE PROPERTY OF COUNTRY LUMBER AND ARE NOT TO BE COPIED WITHOUT THE WRITTEN CONSENT OF COUNTRY LUMBER.

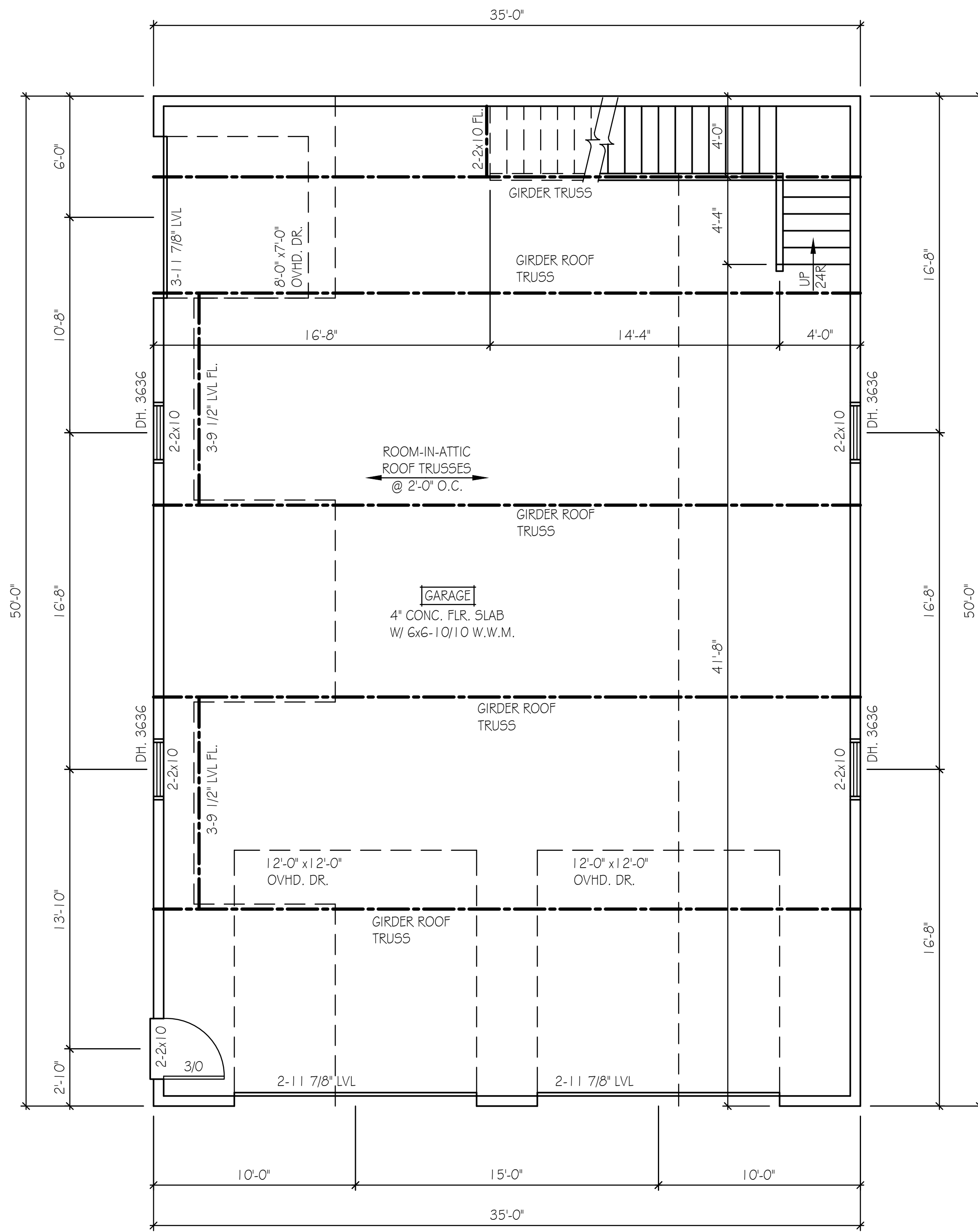
P: 03/24/23  
 R: 03/28/23  
 R: 04/21/23  
 F: 04/21/23

DRAWN BY: RK  
 CL#2023.038

DESIGN FOR:  
 HEIDECKER GARAGE

**DESIGN CENTER**  
 12575 OAK VIEW AVE. BECKER, MN. 55308  
 PHONE: (763) 262-4750  
 FAX: (763) 262-4445  
 1-800-247-0295

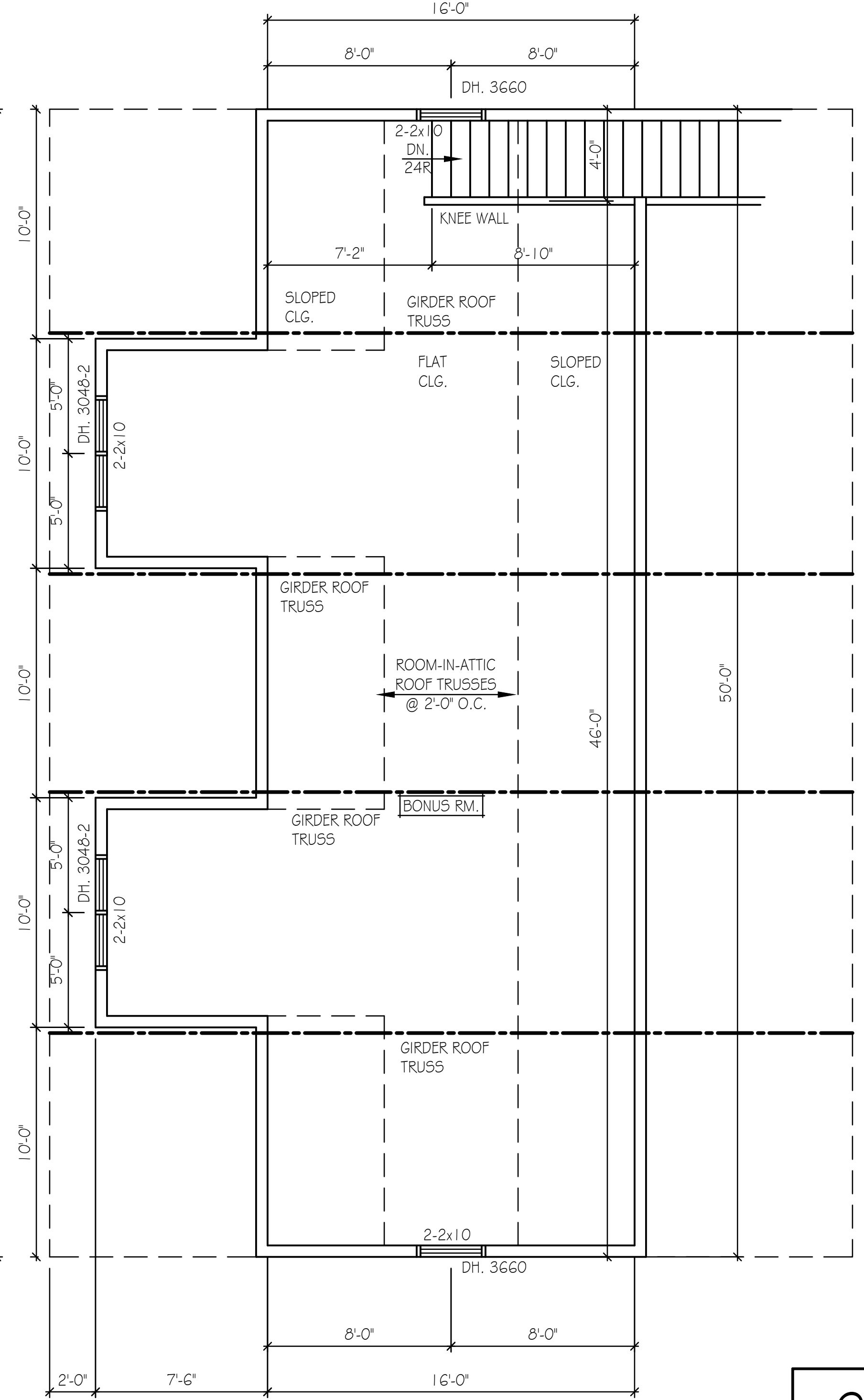




FIRST FLOOR PLAN

1750 SFT. (GARAGE)

1/4" = 1'-0"

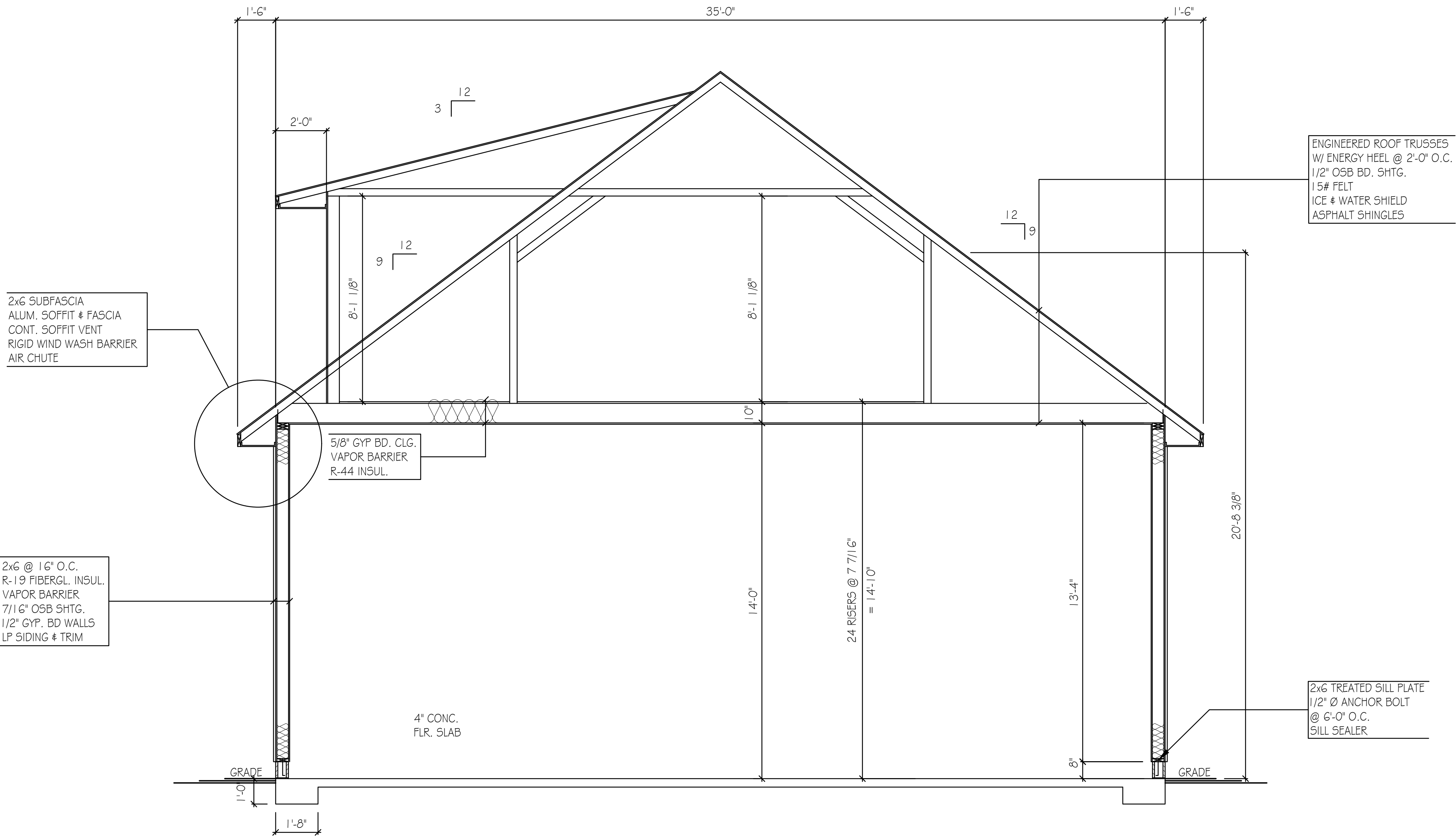


SECOND FLOOR PLAN

990 SFT. (BONUS RM.)

1/4" = 1'-0"





2x6 SUBFASCIA  
ALUM. SOFFIT & FASCIA  
CONT. SOFFIT VENT  
RIGID WIND WASH BARRIER  
AIR CHUTE

5/8" GYP BD. CLG.  
VAPOR BARRIER  
R-44 INSUL.

2x6 @ 16" O.C.  
R-19 FIBERGL. INSUL.  
VAPOR BARRIER  
7/16" OSB SHTG.  
1/2" GYP. BD WALLS  
LP SIDING & TRIM

4" CONC.  
FLR. SLAB

ENGINEERED ROOF TRUSSES  
W/ ENERGY HEEL @ 2'-0" O.C.  
1/2" OSB BD. SHTG.  
15# FELT  
ICE & WATER SHIELD  
ASPHALT SHINGLES

2x6 TREATED SILL PLATE  
1/2" Ø ANCHOR BOLT  
@ 6'-0" O.C.  
SILL SEALER

BUILDING SECTION  
SEE BUILDERS SPECIFICATION FOR BUILDING MATERIALS

3/8" = 1'-0"

---

To: Natalie Davis McKeown  
Planner

From: Kent Torve, PE  
City Engineer

Project: Heidecker CUP/IUP

Date: June 27<sup>h</sup>, 2023

---

**Summary:**

- The Heidecker CUP/IUP grading plan by Northwestern Surveying and Engineering dated 05/03/2023 was reviewed and the grading comments are as follows:
  - Drainage from Eagle Ridge Road cannot be blocked, therefore a culvert appears necessary and revised plans should be submitted for City review.
  - Grading (fill) is shown within the drainage and utility easement and should be revised to allow flow from Eagle Ridge Road.
  - A low spot may trap drainage along the north side of the new driveway.
- The site completed the WCA process and had a determination of no wetland impacts for the project.



# CITY OF CORCORAN

8200 County Road 116, Corcoran, MN 55340

763-420-2288

email: [general@corcoranmn.gov](mailto:general@corcoranmn.gov) / website: [www.corcoranmn.gov](http://www.corcoranmn.gov)

## MEMO

Meeting Date: July 6, 2023

To: Planning Commission

From: Dwight Klingbeil, Planning Technician

Re: Active Corcoran Planning Applications

---

*Projects/comments in blue italics are new.*

The following is a status summary of active planning projects:

- PUD Standards Zoning Ordinance Amendment (City File No. 22-045).** After various discussions on planned unit development standards in 2022, staff and City Council continued to discuss verbiage changes in the working draft of the new PUD district standards at the January 26<sup>th</sup> City Council Work Session as well as a joint Work Session with the Planning Commission and Parks and Trails Commission on February 9<sup>th</sup>. *The Planning Commission held a public hearing on May 4<sup>th</sup> and recommended approval of Option 2 ("PUD Public Benefits Policy") of the drafted amendments. At the May 25<sup>th</sup> regular meeting, the Council approved and adopted the Ordinance with a minor amendment to allow recreational spaces within required open space.*
- Rental Ordinance (City File No. 22-046).** Staff and City Council continue to work through the draft ordinance and planning for administrative implementation. *Additional revisions were reviewed by the Council at the May 25 meeting. After several discussions and revisions, this Ordinance was adopted at the June 22<sup>nd</sup> meeting.*
- Hope Community Sketch Plat (PID 11-119-23-14-0003) (City File No. 22-074).** Brian Lothar submitted a concept plan application for a proposed residential and mixed-use development on the properties surrounding Hope Community Church. The concept includes medical offices, retail space, market rate apartments, townhomes, senior villas, and some assisted living units. The Council authorized the EAW at the January 12, 2023, regular meeting. *The Council approved the distribution of the draft EAW at the May 25 regular meeting. The comment period for the EAW is open from May 30 – July 6.*
- "Kwik Trip CUP, Lot Line Adjustment, and Site Plan" (PID 12-119-23-14-0006; 12-119-23-14-0004) (City File No. 23-006).** Kwik Trip Inc. submitted a Site Plan, Lot Line Adjustment and CUP application for the two parcels north of Mama G's. The application was determined to be incomplete for City review and is not currently scheduled for review

by the City Council. A feasibility study was required to evaluate the infrastructure needs of the project. *The infrastructure feasibility study was completed and distributed to the applicant. This item is not currently scheduled for any upcoming meetings.*

5. **“Red Barn Pet Retreat” (PID 01-119-23-44-0045) (City File No. 23-008)** Daniel Benjamin submitted an application for the expansion of his business, “Red Barn Pet Retreat” to a site on the Northwest corner of Stieg Road and County Road 101. This application includes a Comprehensive Plan Amendment, Rezoning, Preliminary Plat, Conditional Use Permit, Variance, and a Site Plan. The concept for this project was discussed by the Council at the December 22<sup>nd</sup> meeting. *The public hearing was scheduled for the June 1, 2023, Planning Commission meeting. Due to last minute additions, this item was continued to the next Planning Commission meeting.*
6. **Heidecker Garage (PID 22-119-23-42-0009) (City File No. 23-009)** Tyler Heidecker applied for a Conditional Use Permit and an Interim Use Permit to construct a detached garage of 1750 square feet on his property at 7985 Eagle Ridge Road. The IUP will allow for storage of business equipment within the structure. Staff determined the application to be complete. It is scheduled for a public hearing at the July 6, 2023, Planning Commission meeting and City Council review on July 27, 2023.
7. **Expansion of Nonconforming Residential Structures Zoning Ordinance Amendment (Citywide) (City File No. 23-011).** Council directed to staff to move forward with a minor zoning ordinance amendment which would allow some expansions of legal nonconforming residential structures to be approved administratively. This item was reviewed by the Planning Commission at the June 1, 2023 meeting. *Council adopted this item at the June 22, 2023 meeting.*
8. **Marlais Accessory Dwelling Unit (PID 05-119-23-21-0005) (City File No. 23-012)** *Jim Marlais submitted plans for an Accessory Dwelling Unit at his property at 10760 Windmill Drive. This item is being reviewed by Staff. Since this item is an Administrative Permit, it will not be scheduled for a Council meeting.*
9. **.Leuer Sketch Plat (PID 25-119-23-11-0001) (City File No. 23-013)** *Bergeron Homes and Development, Inc. submitted a sketch plat for a residential development consisting of 75 single-family lots at the Geur farm directly west of Cook Lake, otherwise known as the “Leuer property.” The sketch plat includes minimum lot-widths of 55 feet, with 24 lots being at least 70 feet wide. The applicant received Council feedback at the June 22, 2023 meeting.*
10. **Bennett Garage CUP (PID 05-119-23-34-0019) (City File No. 23-014)** *Lee Bennett submitted a Conditional Use Permit application for a detached garage with sidewalls exceeding 10 feet in height in the front yard of 10208 Hage Drive. This item is complete for review and is scheduled for the August 3, 2023 Planning Commission Meeting.*
11. **Sunram IUP (PID 26-119-23-21-0006) (City File No. 23-015)** *Ryan Sunram applied for an Interim Use Permit to allow to allow staging and stockpiling soil for construction projects at 20305 County Road 50. This item is being reviewed for completeness and is not scheduled for any upcoming meetings.*
12. **Corcoran Storage II (PID 31-119-23-33-0001) (City File No. 23-016)** *Scherber and*

*Associates, LLC. applied for a Site Plan, Conditional Use Permit, Variance, and a Rezoning to allow a 6-building storage facility at 23730 Highway 55. This item is still being reviewed for completeness and is not scheduled for any upcoming meetings.*

- 13. NE Hackamore 116 Sketch Plat (PID 36-119-23-33-0010) (City File No. 23-017)**  
*Gonyea Company and Lakeview Development submitted a sketch plat application for a home development on the northeast corner of Hackamore Road and County Road 116. The concept is to rezone 36.75 acres from Single Family Residential 2 (RSF-2) to Single Family and Two Family Residential 3 (RSF-3) which would allow the development of 66 single family homes. This item is still being reviewed for completeness and is tentatively scheduled for the July 27, 2023 Council Meeting.*
- 14. Kariniemi/Jensen Concept Plan (PID 11-119-23-21-0002) (City File No. 23-018)** *Nate Kariniemi submitted a concept plan for a home development 13 home development at 20400 County Road 30. This item is still being reviewed for completeness and is not scheduled for any upcoming meetings.*



# CITY OF CORCORAN

8200 County Road 116 • Corcoran, MN 55340  
763-420-2288 • [www.corcoranmn.gov](http://www.corcoranmn.gov)

## MEMO

Meeting Date: July 6, 2023  
To: Planning Commission  
From: Jessica Beise, City Administrator  
Re: City Council Report

---

The Planning Commission last met on June 1, 2023. 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.

### **June 22, 2023, Council Meeting**

- Leuer Sketch Plan
  - Provided feedback on the concept plan.
- Rental Ordinance and Property Maintenance Ordinance
  - Adopted the Rental Ordinance and Property Maintenance Ordinance.
- Police Records Management JPA
  - Authorized the JPA.
- Fee Schedule Amendment
  - Amended the fee schedule to include a rental ordinance.
- Street Maintenance – Maltene Base Restorative Seal
  - Directed staff to move forward with including Maltene base seals.
- Public Works Administrative Assistant Hiring Authorization
  - Authorized the Mayor and City Administrator provide offer to a preferred candidate and hire them for the role.

### **June 8, 2023, Council Meeting**

- Granicus Project
  - Contingent approval with legal use of ARPA funds, pending legal and audit review.
- Pedestrian Crossing Policy and Options

## Agenda Item 7c.

- Authorize to move forward with policy going to the Parks and Trails Commission and creation of a finance plan.
- Employee Recruitment and Retention Subcommittees
  - Approved members of the subcommittee.
- Memorial Park Conversation
  - Authorized staff to work with the family.
- 2024 Budget Goals and Priorities
  - Provided direction to staff on 2024 budget goals and priorities.
- Schedule Work Sessions
  - Scheduled work sessions for July and August.
- Street Lighting Policy and Ordinance Discussion
  - Provided direction to staff on the policy and ordinance.