



CITY OF CORCORAN  
**Corcoran Planning  
 Commission Agenda**  
**September 7, 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: 834 3004 0956**

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

**Video Link and Instructions:**

<https://us02web.zoom.us/j/83430040956>

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

**Meeting ID: 834 3004 0956**

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. August 3, 2023 Regular Meeting Minutes\*

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

- a. **Public Hearing.** Red Barn Pet Retreat (City File No. 23-008)
  - i. Staff Report
  - ii. Open Public Hearing
  - iii. Close Hearing
  - iv. Commission Discussion & Recommendation
- b. **Public Hearing.** Sunram Interim Use Permit (City File No. 23- 015)
  - 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

9/14/2023	9/28/2023	10/12/2023	10/26/2023	11/9/2023	11/20/2023(M)
Lanterman	Van Den Einde	Brummond	Horn	Lind	Lanterman

**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**  
**August 3, 2023 - 7:00 pm**

The Corcoran Planning Commission met on August 3, 2023, in Corcoran, Minnesota. Four 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, and Lind.

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

Absent: Commissioner Van Den Einde.

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

**2. Pledge of Allegiance**

**3. Agenda Approval**

Motion made by Brummond, seconded by Horn, to approve the agenda for the August 3, 2023, Planning Commission Meeting.

Voting Aye: Lanterman, Brummond, Horn, and Lind.  
 (Motion passed 4:0).

**4. Open Forum (none)**

**5. Minutes**

Motion made by Brummond, seconded by Lind, to approve the July 6, 2023, Planning Commission Minutes.

Voting Aye: Lanterman, Brummond, Horn, and Lind.  
 (Motion passed 4:0)

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

a. **Continue Public Hearing to September 7, 2023.** Red Barn Pet Retreat. (City File No. 23-008)

Motion made by Lanterman, seconded by Brummond, to continue the Public Hearing for Red Barn Pet Retreat to the September 7, 2023, Planning Commission Meeting.

Voting aye: Lanterman, Brummond, Horn, and Lind.  
 (Motion passed 4:0)

b. **Public Hearing.** Bennett Garage CUP (City File No. 23-014)

i. Staff Report – Staff Report was presented by Planner Davis McKeown.

ii. Public Hearing

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

Voting aye: Lanterman, Brummond, Horn, and Lind.  
 (Motion passed 4:0)

iii. Commission Discussion & Recommendation – Commission discussion included a question on the reasoning for an 18-inch minimum overhang on accessory structures; and clarification that there were not any Homeowners Association covenants for this property.

Motion made by Lanterman, seconded by Brummond, to recommend approval of the resolution for a Conditional Use Permit for a detached structure for Lee Bennett at 10208 Hage Drive.

Voting aye: Lanterman, Brummond, Horn, and Lind.  
(Motion passed 4:0)

c. **Public Hearing.** Corcoran Storage II Rezoning, Conditional Use Permit, Site Plan, and Variance (City File No. 23-016)

i. Staff Report – Staff Report was presented by Planner Lindahl

ii. Open Public Hearing

1. Scott Dalke, project engineer, discussed the reason for using temporary buffer easement, the future land use of the surrounding area, the viability of the development, and whether the buffer ordinance requires buffers on the subject property.
2. Craig Scherber, 305 Lakeview Ave, Tonka Bay, spoke about the clientele of the storage facility, efforts to prevent businesses from operating within the facility, the intent of the buffer ordinance, and the practicality of screening the storage facility from the solar array to the north.

iii. Close Hearing

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

Voting Aye: Lanterman, Brummond, Horn, and Lind.  
(Motion passed 4:0)

- iv. Commission Discussion & Recommendation – Commission discussion included a summary of the history of the Metropolitan Urban Service Area designation for this area and projected service availability for this property; clarification that neighboring properties in Greenfield and Medina were notified of the public hearing; concerns of possible spot zoning; responsibility of buffer yard falling on the site with more intensive use; responsibility of buffer maintenance on an offsite buffer yard; whether the variance request was economically driven; buffer requirements for parcels bordering other cities; approving this type of development ahead of municipal service availability; the need for buffers along the east and west property lines; being flexible with the buffer along Highway 55; the grading difference compared to the farm to the north; the intent of the buffer-yard ordinance and efforts to address a lack of transition between developments; vacating a permanent easement in the future; not requiring the buffer ordinance if surrounding properties were also zoned Light Industrial; needing more details on trees, security measures, and lighting; and lap-siding being an acceptable building material.

Motion made by Lanterman, seconded by Brummond, to recommend denial of the draft resolution approving the request for the rezoning, the conditional use permit, the variance from the buffer yard standards, and the variance from the setback requirements for the property located at 23730 State Highway 55.

Voting aye: Lanterman, Brummond, Horn, and Lind.  
(Motion passed 4:0)

## 7. Reports/Information

- a. Other Business – Adults Use Cannabis Discussion – Commission discussion included the City Attorney's recommendation against a 2500 foot buffer; the state statutes of the 2023 legislation; comparing City Attorney's recommendation to current legislation; increasing the recommended buffer around licensed daycares; adding a buffer around drug treatment centers; clarification that the buffer is for sales and not utilization; recommendations from the League of Minnesota Cities; establishing a ratio based on population density; type of sales made in different commercial districts (difference in use of the three commercial districts); government interference; spreading versus consolidation of sales; fees and taxes for licenses and sales; cost of licensing to the City; availability of cannabis products in stores; similar regulations to tobacco products; limiting the number of licenses per district or a limit for the entire city; number of eligible parcels within the C-1 district; and clarification of non-use in public spaces.

- b. Planning Project Update\* - (None)
- c. City Council Report\* – City Council Report included a question about the status and potential use of the Corcoran Meat Locker site and a question about the Northeast Hackamore/116 Concept Plan.

**8. Commissioner Liaison Calendar**

City Council Meetings

<b>8/10/2023</b>	<b>8/24/2023</b>	<b>9/14/2023</b>	<b>9/28/2023</b>	<b>10/12/2023</b>	<b>10/26/2023</b>
Horn	Lind	Lanterman	Van Den Einde	Brummond	Horn

**9. Adjournment**

Motion made by Lanterman, seconded by Horn, to adjourn the August 3, 2023, Planning Commission meeting.

(Motion passed 5:0)

The meeting adjourned at 8:22 pm.



# STAFF REPORT

# Agenda Item 6a.

<b>Planning Commission Meeting:</b> September 7, 2023	<b>Prepared By:</b> Kendra Lindahl, AICP
<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> Recommendation

**Review Deadline:** November 6, 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 west of this parcel (19520 Stieg Road).

## 2. Prior Review

A sketch plan for this proposal was reviewed by the Council on December 22, 2022, and feedback was provided to the applicant as they considered their options to move forward with a formal application.

The Parks and Trails Commission reviewed this item at their regular meeting on May 18, 2023. The Commission recommended (6-0) park dedication be accepted as cash-in-lieu of land.

The item was initially scheduled for a public hearing at the June 1<sup>st</sup> Planning Commission meeting but tabled at the applicant’s request to allow time to revise the plans to address several issues raised by staff.

## 3. Background

Red Barn Pet Retreat is an existing business located at 19520 Stieg Rd in Corcoran that offers pet boarding and pet daycare services. Currently, the commercial kennel operates as a conditional home occupation approved through an interim use permit

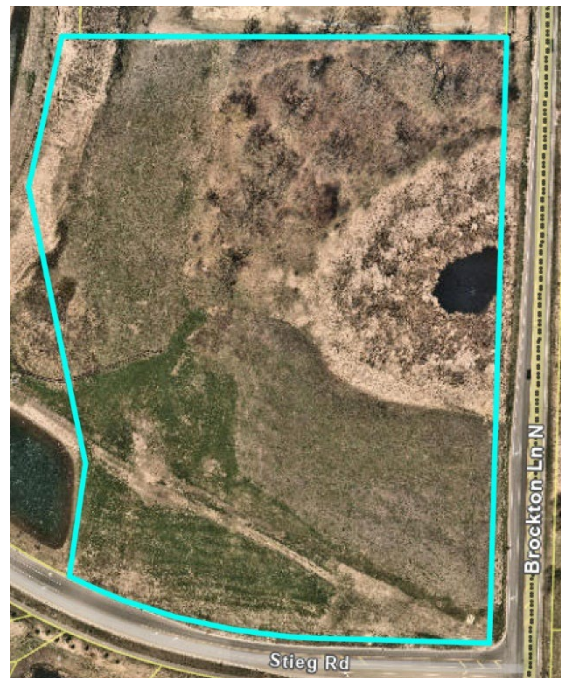


Figure 1 - Location map

(IUP) in 2016. The current location is limited to 60 dogs per day and 12 part-time employees (6 employees per shift). This will continue to operate as a separate entity.

The business has quickly outgrown the existing capacity of the residential property. The applicant searched for property within Corcoran that will allow his business to expand to a second location to meet the high demand of pet care in the area. The subject property proposed for the business expansion is an outlot that was reserved for future light industrial development as a part of Bellwether 2<sup>nd</sup> Addition in 2019. There are no existing structures on the site.

#### 4. Context

##### *Zoning and Land Use*

The property is guided Light Industrial in the 2040 Comprehensive Plan and zoned Light Industrial (I-1). The subject property was platted as Outlot A, Bellwether 2<sup>nd</sup> Addition. This part of a larger parcel that was sold to Pulte, but the original landowners retained this 14.89-acre parcel.

##### *Surrounding Properties*

The property to the north is Nelson International, guided Light Industrial and zoned I-1. The properties to the west are guided as Low Density Residential and zoned Planned Unit Development (PUD) for Bellwether. The property to the south is guided Commercial and zoned Community Commercial (C-2). The residential properties to the east are located in the City of Maple Grove.

##### *Natural Characteristics of the Site*

The 2040 Comprehensive Plan’s Natural Resource Inventory Areas map reflects savanna/pasture upland on the site. This plant community is not considered a high-quality natural community.

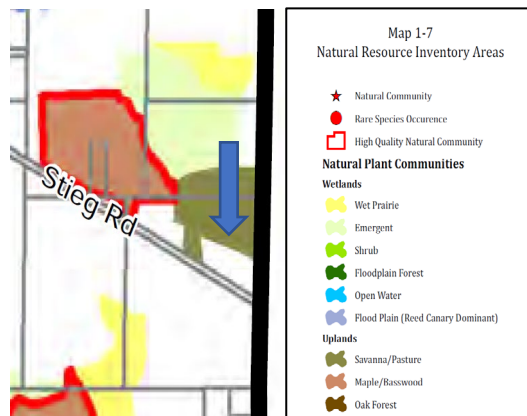


Figure 2 - Natural Resources Inventory Map



Figure 3 - County wetland map

The wetland delineation completed in 2018 for Bellwether included this property. There is a small portion of a DNR protected wetland located in the northwest corner of the property and a larger DNR protected wetland located within the mid-east portion of the parcel (as indicated in purple in the image to the right). There is a small, low-quality wetland located along the north property line and a larger high-quality wetland located along the west property boundary.

#### 5. Analysis

## A. Level of Discretion in Decision Making

The City has a relatively high level of discretion in approving or denying a comprehensive plan amendment. The comprehensive use plan is the City's long-range planning tool that indicates what type of development should occur on all land within the City. It is the City's plan for directing future development and growth. The City Council may guide property as it deems necessary to protect and promote the general health, safety, and welfare of the community.

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

The City's discretion in approving a preliminary plat is limited to whether the proposed plat meets the standards outlined in the City's subdivision and zoning ordinance. If the proposed plat meets these standards, the City must approve the preliminary plat.

The City's discretion in approving or denying a CUP is based on whether the proposal meets the standards outlined in the City Code. If it meets these standards, the City should approve the CUP.

The City's discretion in approving or denying a site plan is limited to whether the proposal meets the performance standards outlined in the City Code. If it meets these standards, the City must approve the site plan.

## B. Consistency with Ordinance Standards

Staff reviewed the application for consistency with the 2040 Comprehensive Plan, Zoning Ordinance, Subdivision Ordinance, and other City Code requirements as well as City policies. The City Engineer's comments are incorporated into this staff report, the detailed comments are included in the attached engineering memos and the approval conditions require compliance with these memos. The engineering memos are consistent with guidance provided to the applicant in the feasibility study completed in February 2023.

### Comprehensive Plan Amendment

The primary request of the applicant is to develop a portion of the property for use as a commercial kennel. Commercial kennels are not an allowed use within the I-1 district. Commercial kennels are allowed as a conditional use in the C-2 district. Since the existing underlying land use is Industrial, the property cannot be rezoned to C-2 without a CPA to reguide the property to Commercial in the 2040 Future Land Use Map.

The Comprehensive Plan is a living document. When the City finds evidence to support a change to the plan, the City Council has the discretion to make a change. The City should consider the following issues when reviewing a CPA request:

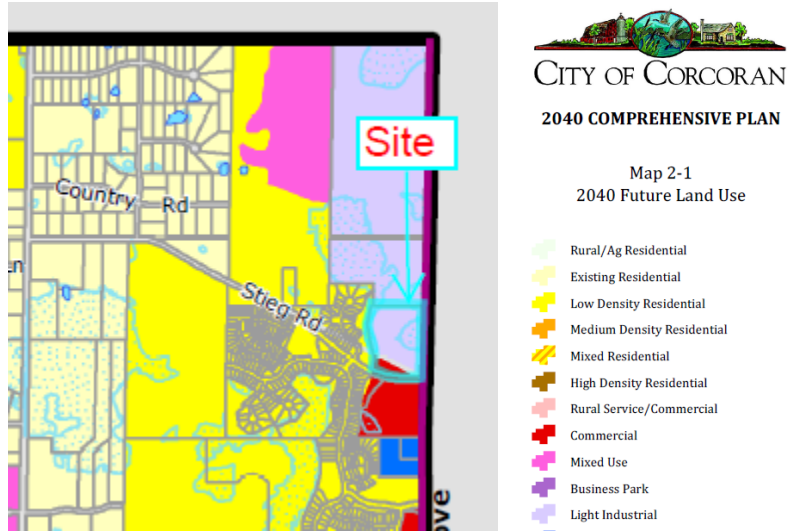


Figure 4 - Land Use Map

- Evidence submitted by the applicant demonstrating the reason(s) that the plan should be changed, including, but not limited to, whether new information has become available since the Comprehensive Plan was adopted that supports re-examination of the plan, or that existing or proposed development offers new opportunities or constraints that were not previously considered by the plan.
- Whether or not the change is needed to allow reasonable development of the site.
- The relationship of the proposed amendment to the supply and demand for particular land uses within the City and the immediate vicinity of the site.
- A demonstration by the applicant that the proposed amendment has merit beyond the interests of the proponent.
- The possible impacts of the amendment on all specific elements of the Comprehensive Plan as may be applicable, including, but not limited to:
  - o Transportation;
  - o Sanitary Sewer, including existing and proposed sanitary sewer flows as compared to the adopted plan;
  - o Housing, including the extent to which the proposal contributes to the City's adopted housing goals;
  - o Surface water, including compliance with the City's goals for water quality as well as water quantity management;
  - o Water supply; and
  - o Park and open space.
- Consideration of the impact of the proposed amendment upon current and future special assessments and utility area charges, future property tax assessments, or other fiscal impacts upon the City.

This is a policy decision for the City Council. The City should evaluate all of these issues when considering the decision.

Staff believes there is merit to the request. The property directly south across Stieg Rd is guided for commercial, so this request would simply extend the boundary of an existing land use within the vicinity. The commercial intent is consistent with the overall vision for the Northeast District as a job-creation zone that provides a non-residential tax base to the City. Furthermore, commercial uses on this property may be more compatible to the adjacent residential neighborhood to the west than light industrial uses. The land use plan change may be consistent with the goals of the Comprehensive Plan as it will allow reasonable development of the site while supporting the growth of an existing business within the community.

Adjacent jurisdictions were notified of the proposed CPA as required and no concerns were raised. If the request is approved by the City Council, the CPA will be submitted to the Metropolitan Council for review to ensure consistency with regional systems.

### Rezoning

The subject property is currently zoned I-1 which allows for manufacturing, warehousing and other similar uses. The applicant requests that the property be rezoned to C-2 which allows for retail and service businesses oriented towards motorists. The change in zoning will allow for a portion of the property to be developed as a commercial kennel for the applicant's pet daycare and boarding business.

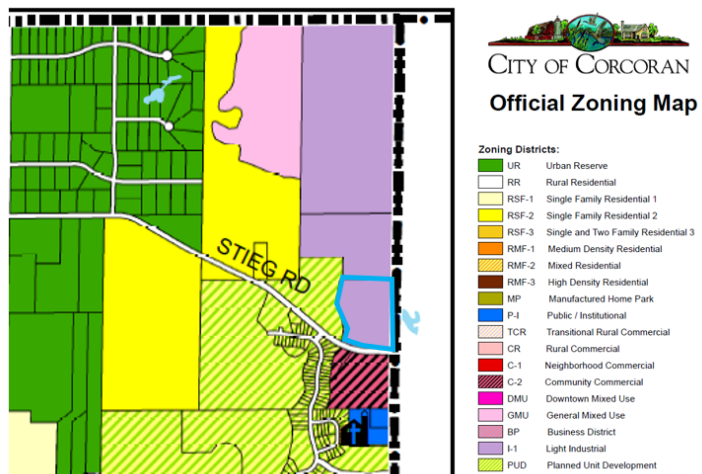


Figure 5 - Zoning Map

The following criteria should be considered when evaluating a rezoning request:

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

If granted, the rezoning request will reduce the available amount of light industrial acreage for development within the Northeast District. However, rezoning the property to C-2 may advance the following goal of the 2040 Comprehensive Plan as it relates to land use:

*Goal 3: Create new land use opportunities to expand and diversify the City's tax base by encouraging new commercial development.*

Furthermore, one of the underlying development goals of the Northeast District is to facilitate a job creation zone. The proposal appears to be consistent with the City's guiding documents and the request does not conflict with public facilities or capital improvement plans.

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

The rezoning request is a zoning map amendment. The purpose and intent of the C-2 district requested for the subject property is stated as follows:

*This district is intended to provide for a variety of retail and service businesses serving the region, which are oriented towards motorists and require high volumes of traffic and visibility from major roads. The service area for this area will extend beyond the boundaries of Corcoran. New development within this district will be allowed only when a full range of municipal services and facilities are available to serve the area.*

The rezoning request for this property may be consistent with the purpose of the C-2 district. This general area can accommodate the purpose and anticipated uses of the C-2 district as evidenced by the existing C-2 district boundaries to the south of the subject property.

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

The feasibility study confirmed there is adequate infrastructure available to serve the rezoning request.

- D. There is an adequate buffer or transition provided between potentially incompatible districts.*

Stieg Road currently acts as a delineation between the C-2 and I-1 district. This request will simply extend the C-2 district northwards across Stieg Road to encompass the subject property. The C-2 district is relatively compatible with the I-1 district and existing use of the adjacent property to the north. Rezoning the subject property to a C-2 district may arguably provide a better transition in intensity/uses to the Bellwether neighborhood to the west and the I-1 district to the north.



## Preliminary Plat

### Lot Standards

Assuming the City approves the CPA and rezoning components of the application, the proposed preliminary plat (entitled Red Barn Pet Retreat) should be reviewed based on the following lot standards for the C-2 district:

	<b>C-2</b>	<b>Proposed (Lot 1)</b>
<b>Minimum lot area</b>	1 acre	12.45 acre (1.41 acre outlot)
<b>Minimum lot width</b>	100 ft.	435.78 ft.
<b>Minimum lot depth</b>	200 ft.	959.31 ft.
<b>Minimum Principal Structure Setbacks:</b>		
<b>Front, From Major Roadways*</b>	100 ft.	200.2 ft.
<b>Front, From all other streets</b>	25 ft.	80+ ft.
<b>Side/Rear</b>	20 ft.	500 +/- ft.
<b>Adjacent to Residential</b>	50 ft.	380 +/- ft.
<b>Minimum Parking Setbacks:</b>		
<b>Front</b>	100 ft. 25 ft.	130 +/- ft. 27 +/- ft.
<b>Side/Rear</b>	10 ft.	500+ ft.
<b>Maximum Principal Building Height</b>	35 ft.	27 ft. +/- (est.)
<b>Maximum Impervious Surface</b>	80%	13.17%

\*Major Roadways are Principal Arterial, A Minor Reliever, A Minor Expander and A Minor Connector Roadways as shown on the 2040 Roadway Functional Classification map in the 2040 Comprehensive Plan.

The preliminary plat shows a 12.45-acre Lot 1, a 1.4-acre Outlot A and dedication of 1.04 acres of right-of-way. The outlot is undevelopable until it is final platted as a lot. The applicant provided a ghost plat showing how the 12.45-acre Lot 1 could be subdivided in the future.

### Dedication

A public street with a 60-foot right-of-way and cul-de-sac will be dedicated to the City as part of this plat. However, the applicant requests that he not be required to build the public street at this time as it will be unnecessary for the current phase of development which is limited to Lot 1. The street would be built out at the time of additional phases of development. For the interim, the applicant will construct a driveway in the public right-of-way to serve Lot 1.

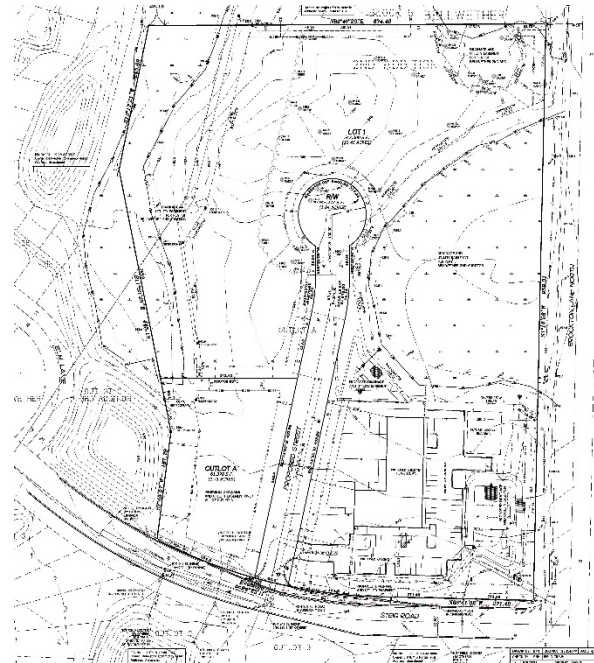


Figure 6 - Preliminary Plat of Red Barn Pet Retreat

This will require an encroachment agreement with the City. This is similar to what the City permitted for Nelson Trucking to the north, which has private drive in a public right-of-way until the public street is built with future development.

### *Future Development*

The ghost plat shows that Lot 1 could potentially be subdivided into four lots ranging from 1.90- to 4.64-acres in size. The ghost plat appears to conform to the C-2 dimensional standards; however, staff notes that stormwater management will need to be addressed on either a development or individual basis prior to any further subdivision. The City Engineer recommends that stormwater analysis be conducted for the entire concept at this time to ensure that stormwater requirements can be met for the future streets and future development sites.

### Conditional Use Permit

Commercial kennels are a conditional use in the C-2 district. Other than ongoing compliance with animal regulations as outlined in Chapter 81 of the City Code, no specific standards are outlined for commercial kennels. Section 1070.020 of the Zoning Ordinance outlines general evaluation criteria for CUPs.

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

Granting the CUP for a commercial kennel to allow the expansion of an existing business within the community aligns with the 2040 Comprehensive Plan. The CUP will support and promote an existing business that has proven to be viable and responsible for the needs of the community. The following land use goals of the 2040 Comprehensive Plan will be accomplished by granting the CUP:

- Goal 3: Create new land use opportunities to expand and diversify the City's tax base by encouraging new commercial development.
- Goal 4: Attract and encourage new light industrial, office-industrial, high tech and professional services, and maintain and expand existing businesses in Corcoran.

#### *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 proposed conditional use will promote and enhance the welfare of the general public. The popularity of the applicant's existing business location is evident and the driving force behind the expansion to a second location. The applicant's narrative explains that many residents of the surrounding area, including Bellwether residents, rely on his services to take care of their beloved pets.



Granting the CUP for the proposed commercial kennel is not likely to be detrimental or endanger the public health, safety, morals, or comfort of the area. The applicant was intentional with the building design in the hopes of constructing a building that is reflective of Corcoran's rural character. The proposed building pad for Red Barn Pet Retreat is centrally located on the overall plat with the front entrance facing to the south. This allows the kennel to be located away from the nearby residential uses. The exterior play yards will be enclosed by a 7-foot tall privacy fence to reduce any sound created by the dogs. The company has a "no bark policy" to promote a calm and peaceful environment. This means each bark is train corrected through positive reinforcement. The applicant commits to not allowing dogs to bark uncontrolled while outside. Staff has no history of complaints related to barking related to the existing business.

- 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 impar property values within the neighborhood.*

It is unlikely the proposed commercial kennel will be injurious to the use, enjoyment, and property values of surrounding properties. As previously discussed, the applicant's site design and business model minimize sound and barking to the extent possible. The applicant has operated his business out of his home since 2017. The City is not aware of any complaints to suggest the use is injurious to the neighborhood, and there is no evidence the property values of the surrounding area are negatively affected by the business.

- 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 large acreage (12.45) of Lot 1 allows the applicant to construct a new building and yard for his business and replicate the large trail loop that he constructed on the existing Red Barn Pet Retreat site. The site plan does not show the location of these walking trails and the plan must be updated to show the trails and updated for City approval prior to construction.

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

The feasibility study completed for this project confirms utilities are available to the site. The applicant will be responsible for improvements to accommodate the site.

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

The conditional use conforms, or can reasonably conform with conditions of approval, to the regulations of the C-2 zoning district and Northeast District.

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

Staff finds this to be true with conditions of approval to ensure conformance with performance standards. This is further discussed in the subsequent site plan analysis of this report.

## Site Plan

### District Size Regulations

As noted in the preliminary plat section of this report, the dimensional requirements for the C-2 district would be met.

The SWPPP plan shows post-construction impervious surface area of 1.64 acres, which would be well below the 80% impervious surface coverage limit for the district. However, the synthetic turf for the play area may be considered impervious, and it is unclear whether this area was considered in the impervious surface calculations. The applicant will need to work with engineering to confirm how the proposed turf is handled for impervious surface calculations and provide an updated calculation if needed.

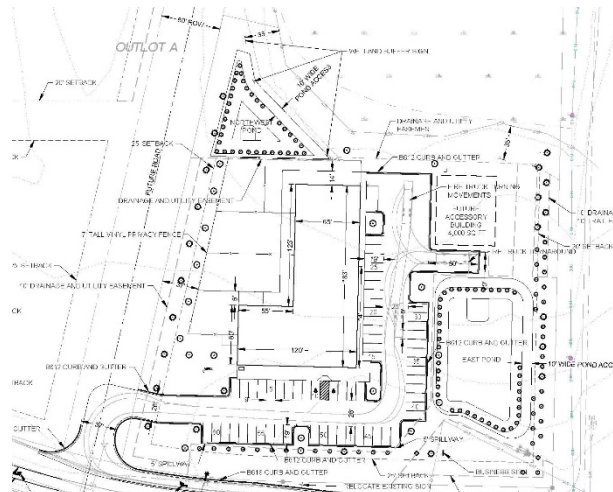


Figure 7 - Site plan

The current plans do not provide stormwater management for the future street and future development, but additional stormwater ponding will be required and will result in the loss of future development areas.

### Design Guidelines and Architecture

The property is located in the Northeast District of the City and subject to the design standards of Appendix C in addition to the performance standards in Section 1060 of the Zoning Ordinance. The NE District Plan has the following architectural requirements:

- At least 60% of each visible building façade must be of a Class 1 material as designated in the NE District Plan.
- No more than 10% of each visible building façade may be of a Class III material.
- Building elevations exceeding 80 ft. in length must be broken up with at least two of the following: changes in plan, changes in color, texture, materials or masonry pattern, windows or an equivalent element that breaks up the elevation.

All four building facades rely heavily on LP Smart Siding (also known as fiber-reinforced cement board siding which is a permitted Class I material and can be considered a Class I material for non-residential uses) with a thickness of ½ inch. Fiber-reinforced cement board siding with a minimum of thickness of ¼ inch is considered a Class I material for residential uses. However, the City Council can approve the use of this material on a commercial building as an “other materials of a similar quality.”

- The Planning Commission may wish to comment on the use of this material.

Ten percent of the south elevation includes stone veneer (which is considered architectural cladding which can be a Class I material with a thickness of 5/8 inches). The north and west elevations are comprised entirely of LP Smart Siding with versetta stone incorporated as wrapping on columns.

The plans state that the east elevation includes a combination of red and grey LP Smart Siding and versetta stone wrapping the columns. The plans also show beige shakes with a mural. The applicant indicates that these shakes are LP Smart Siding. Assuming the Council approves the use of LP Smart Siding (and shakes) for this site, then the building materials comply with the NE District standards with a condition of approval added in the draft resolution that the stone veneer comply with the thickness standard of at least 5/8 inches.

All of the building elevations are broken up by the use of different colors, windows, columns, and different textures as required by the City Code.

The applicant proposes to use asphalt shingles for the large majority of the roof. The roof of the front porch overhangs on the north and south are proposed to be standing seam (metal with concealed fasteners). The proposed dark color is depicted in the renderings.

Per Section 1060.050, acceptable roofing materials for non-residential structures include asphalt shingles, wood shingles (including shake), concrete, clay, or ceramic tile roofs. Metal roofs with a pitch greater than 2:12 are permitted if the following standards are satisfied:

- Color samples shall be provided for review and approval by the City Council as part of the site plan review.
- Meets the standards of the MN State Building Code.
- Has concealed fasteners.
- Has a high-quality commercial thickness/weight.

- Has been treated with a factory applied color coating system against any fading or degradation.

The applicant must provide material details for review and approval by City staff to ensure compliance with ordinance standards. Staff believes that the building materials do combine to evoke the rural character envisioned by the NE district standards.

Architectural plans were submitted, but the building plans are missing key building code information. A condition of approval is for the applicant to submit updated architectural plans that include building code details, confirms the overall square footage, and the applicant's calculations used to inform other components of the site plan (e.g., parking and landscaping). The building floor area must be provided to ensure compliance with parking requirements.



Figure 8 - Building rendering

### *Future Structure*

The plans show a future 4,000 sq. ft. building northeast of the main structure. No details have been provided. Accessory buildings are limited to a maximum of 1,000 sq. ft. and are not permitted in the front yard in commercial districts, so this would not be permitted as an accessory building. Section 1060.050 allows more than one principal building on a non-residential lot by conditional use only and access, parking and emergency vehicle access would all need to be addressed. Staff has concerns about access to this building as a principal use. At this time, no approval is requested or granted for this building.

### *Refuse*

The applicant's plans indicate that an exterior trash enclosure will be provided on the north side of the east elevation, but no details have been provided. This information

(e.g., details on the trash enclosure) must be provided as a condition of approval. The applicant will be expected to comply with the following standards in Section 1060.020 of the Zoning Ordinance:

- No exterior incineration of trash or garbage.
- No exterior storage of trash or garbage except in an accessory building enclosed by walls and a roof or in closed containers within a totally screened area.

*Screening*

The plans do not appear to show rooftop or ground mounted mechanical equipment. Based on the building plans, it is assumed that ground mounted mechanical equipment will be utilized. A condition of approval is that a screening plan be provided for such equipment that complies with Section 1060.030 of the Zoning Ordinance as well as the Screening portion of Appendix C. Specifically, utility service structures (such as utility meters, utility lines, transformers, aboveground tanks) and ground mounted mechanical equipment must be screened from off-site views utilizing a double row of landscaping, a privacy fence, or a wall that is at the same height as the structure it is screening or six feet, whichever is less to screen from off-site views. A chain link fence with slats shall not be accepted as screening.

*Lighting*

A lighting plan was not provided. The applicant confirmed there will be exterior lighting and has shown locations on the plans, but no details have been provided. Staff has included a condition in the draft resolution requiring submittal of a plan and details showing compliance with Section 1060.040 of the Zoning Ordinance:

- Lights shall not exceed one foot-candle as measured from the property line or the centerline of a public street.
- Lenses, deflectors, shields, louvers, or prismatic control devices shall be used to eliminate glare beyond the property line.
- Light fixtures and freestanding luminaires shall have a cutoff angle of less than or equal to 90 degrees.
- The height of a freestanding luminaire shall not exceed 30 feet or extend above the roof line of the building, whichever is less.
- Any accent lighting must be shielded.

*Parking*

The proposed parking lot and drive aisle complies with the following setbacks required in Section 1060.060 of the Zoning Ordinance:

<b>Property Line</b>	<b>Setback</b>
Side (north)	10 ft.
Front along CR 101 (east)	100 ft.
Front along all other roads (south & west)	25 ft.

The number of required parking stalls is based on the floor area of the building. This is to be calculated by adding up the floor area of each level minus 10% to account for stairwells and utility rooms. The gross floor area is 19,608 sq.ft. (17,647 net sq. ft).

The minimum number of off-street parking spaces based on specific contemplated uses are provided in Section 1060.060, Subd. 8 of the Zoning Ordinance. Pet boarding and pet daycare are not a specific listed use in the table. In such instances, Subd. 9 provides that the Zoning Administrator will compute the minimum requirement on the same basis as required for the most similar listed uses while also consulting off-street parking reference materials.

The applicant's site layout plan shows 61 striped parking stalls including 2 handicapped spaces. The most similar use contemplated in the Subd. 8 table appears to be "office buildings, animal clinics, medical/dental clinics." This requires one parking space for each 200 square feet of floor area with a minimum of 8 spaces required. Under this formula, a minimum of 88 parking spaces are required. Considering the drop-off nature of the facility, this number may be excessive to accommodate employees and peak hours of use. The applicant indicates that the site will have 30-55 employees with an estimated 15 employees on the largest shift.

The narrative also indicates that there will be 34 parking spaces dedicated for customer and 39 for employees (totaling 73); however, the plans only show 61 parking spaces. The applicant noted that employee parking will be on the east side of the site. The applicant indicates that the site will have overnight boarding for 115 pets, grooming, retail and training programs. Some pets will not be boarded overnight, so it is unclear from the narrative how many pets could be on site at any one time. However, staff expects the business to have peak drop off and pick up times where parking is in high demand, however, we believe that parking time is short term.

Staff reviewed the APA and other city's standards for parking at this type of facility and found the following:

- 21st Century Land Development Code" from the American Planning Association: Minimum: 1 per 300 sf GFA Maximum: 1 per 1,500 sf GFA
- Bloomington, IN: 1 space per employee on the largest shift, plus 1 space per 500 sq. ft. GFA
- St. Charles, IL: 3 spaces per 1,000 GFA
- St. Cloud, MN: 1 space per 600 sq. ft. of gross floor area
- St. Louis Park, MN: 1 space per 200 sq. feet not less than 5 stalls

Based on an analysis of other ordinances, staff believes that the proposed 61 parking stalls area reasonable for the proposed use. However, if parking does become a documented problem, it appears that additional stalls could be added to the northeast portion of the parking lot.

Parking areas with 4 or more stalls shall be screened from properties guided or zoned residential and from public streets. Screening to a height of at least 3 feet shall be provided to screen vehicle headlights. The landscaping plan does not show compliance with these requirements. The landscaping plan must be revised to show compliance with these screening requirements on the south and east sides of the parking lot.

The NE District plan has additional parking requirements that apply to the site.

- A bicycle rack is required for all non-residential uses and is shown near the front entrance. No details have been provided and staff has included that as a condition of approval.
- Parking bays must have landscaped islands at each end of the parking bay, and intermediate islands to break up bays in excess of 15 spaces in length. End landscape islands shall provide at least 360 square feet of area for planting trees, shrubs, and/or groundcovers. Intermediate landscape islands shall provide at least 180 square feet of planting area. The site plan shows compliance with these requirements; however, the landscape plan and site plan do not match and must be updated for consistency.
- When the local street serving the larger development is constructed, there should be a landscape buffer between the public sidewalk and the parking area. The buffer must consist of shade trees, low shrubs, or perennial flowers and a 3-4 ft. tall decorative fence or masonry wall. There are four trees currently shown on the landscaping in the buffer area between the eventual public sidewalk and the parking area. The landscaping plan must be revised to include more vegetation within the area that will eventually serve as the required buffer from the future sidewalk.

### Signage

The building and site plans show two signs for Red Barn Pet Retreat. One wall sign on the south elevation over the primary entrance. A second monument sign in the southeast corner of Lot 1. The wall sign looks to be well within the parameters for wall signs outlined in Chapter 84.05 of the City Code. The plans do not indicate if there will be a lighting component to the sign. This would be reviewed with the eventual sign permit application and must meet the lighting and brightness standards in Chapter 84.04 (8). The east elevation has what appears to be a mural. A mural is permitted as it is not considered a sign, however, a logo would be considered a sign and would not be permitted. Additional details will be required as part of the building permit.

The applicant confirmed plans for the monument sign to be identical to the monument sign at current business. This does include an external shielded light that is allowed if it complies with the lighting and brightness standards. The sign is allowed to be a maximum of 64 sq. ft. and a maximum of 16 ft. high. The sign appears to comply.

The location of the freestanding sign is shown in a drainage and utility easement and may need to be adjusted as the applicant works through landscaping, parking and stormwater. An encroachment would be required to allow the sign in the easement. There should be plenty of space to accommodate the sign as only a 10 ft. setback from all property lines is required. Compliance with all sign regulations will be confirmed with the submittal of a sign permit.



*Figure 9-Existing Freestanding Sign at 19520 Stieg Road*

### Streets and Access

Access to the site would be provided via a new 60-foot wide public street right-of-way from Stieg Road. The applicant would construct a private driveway in the ROW and defer construction of the public street until development of Outlot A or further subdivision of Lot 1 is proposed. This is similar to the private improvements allowed in a public right-of-way or dedicated public street easement for Park Place Storage and Nelson International. The private improvement will require a formalized encroachment agreement.

While the interim driveway location is allowable as shown, staff strongly recommended that the applicant consider relocating the driveway access for Red Barn Pet Retreat further north (as far north as can be accommodated) to plan and allow for better stacking, site circulation and business operations into the future as the other sites are developed. The applicant chose to keep the driveway in the current location, The applicant will be required to comply with all technical requirements of the attached Engineering Memo.

The feasibility study completed for this project identified the need for the applicant to construct a westbound right turn lane on Stieg Road and restripe an eastbound left turn lane on Stieg Road. These improvements are shown on the plans; however, restriping of the westbound left turn lane will not be required at this time. The Engineering Memo further details additional requirements to finalize the plans for the turn lanes.



Since there is only one access point for the site and the parking lot along the eastern portion of the building exceeds 150 ft., a turnaround for emergency vehicles is required. The plans comply.

Hennepin County has reviewed the plans is requesting a 10-foot trail easement adjacent to Brockton Lane (CSAH 101) and dedication of a 25 ft. x 25 ft. triangle of right-of-way at the NW corner of Stieg/CSAH 101 to accommodate utilities and preserve sight lines. Staff has included compliance with the County memo as a condition of approval.

### Public Safety

Public safety reviewed the plans and provided comments. The fire chief also provided comments that must be addressed and are included as conditions of approval.

### Stormwater

An Engineering Memo dedicated to stormwater is attached to this report. There are several technical aspects within the memo that must be resolved for the project to move forward. Compliance with this memo is a condition of approval. The NE District also requires non-residential uses to submit a Chloride Management Plan. This is included as a condition of approval in the draft resolution.

### Wetlands

A wetland delineation was completed for this property on June 14, 2018 as a part of the delineation completed for Bellwether. Since wetland delineations are only good for five years, the applicant applied for and was granted an extension until July 18, 2028.

Drainage and utility easements were provided over the wetlands and buffers as part of the Bellwether 2<sup>nd</sup> Addition plat and are shown on the preliminary plat. Wetland buffer monuments are required per Section 1050.010 of the Zoning Ordinance, but these are not shown on the certificate of survey or preliminary plat. The preliminary plat must be revised to show permanent wetland buffer monuments to be installed at each lot line where it crosses a wetland buffer, and where needed to indicate the contour of the buffer, with a maximum spacing of 200 feet of wetland edge. This has been included as a condition of approval. As stated in the Engineering Memo, the applicant will be required to submit a plan for staff review that identifies wetland buffers including which buffers the applicant believes may qualify as an existing buffer as well as which buffers will need to be established with the project and how this will be accomplished.

The plans must be updated to show the 15 ft. structure setback from the edge of the wetland buffer. This setback will apply to the turf pet area, fence, concrete pavement, and building. Wetland buffer, wetland buffer setback and wetland buffer signs for all wetlands must be shown on the plans. This is included as a condition of approval.

## Resiliency Strategies

All developments within the Northeast District are required to choose three resiliency strategies. The applicant's narrative did not explain which three are intended to be incorporated into the plans. Based on review, it appears the applicant may be close to achieving the following strategies:

- Xeriscaping
- Rain gardens/Bioretenion Systems
- Landscaping with Native Species

However, the landscape plan does show enough information to ensure compliance with ordinance standards and must be updated to ensure compliance. The plans must include:

1. Planting Schedule (table) containing:
  - a. Symbols.
  - b. Quantities.
  - c. Common names.
  - d. Botanical names.
  - e. Sizes of plant material.
  - f. Root specification (bare root, balled and burlapped, potted, etc.).
  - g. Special planting instructions.
  - h. Seed mix for different planting areas clearly defined.
2. Location, type and size of all existing significant trees to be removed or preserved.
3. City of Corcoran Planting details.
4. Typical sections of landscape islands and planter beds with identification of materials used.
5. Details of planting beds and foundation plantings.
6. Note indicating how disturbed soil areas will be restored through the use of sodding, seeding, or other techniques.
7. Delineation of both sodded and seeded areas with respective areas in square feet.
8. Coverage plan for underground irrigation system.

As part of the landscaping plan revisions, the applicant must specify the tree and shrub species proposed to verify the selection will satisfy the xeriscaping and native specie requirements as outlined in Appendix C. It appears the south pond is proposed to be a rain garden/bioretenion system, but additional details are required. This is included as a condition of approval.

## Utilities

The Engineering Memo identifies a number of technical items related to municipal sewer and water for the site that must be addressed as the project moves forward in the review process. There are existing trunk sanitary sewer lines that run through the

northwest corner of the development. The applicant will be responsible for either connecting to one of the trunk sewer manholes or the sewer stubs provided for the lot along Stieg Rd. The plans must be revised to show the existing easement for the trunk sewer line on the site. A 12" trunk watermain line is available along the northern property line and a water stub is provided at Stieg Road. To accommodate the future development plan, the watermain must be looped through the site. The anticipated timeline for Corcoran's water supply system to be operational is the end of 2024, but this date is subject to change. Until then, water would either need to be provided by the City of Maple Grove through an amendment to the existing water agreement with the City of Corcoran, or the applicant will be responsible for providing their own water supply and fire suppression system.

The City of Maple Grove did provide comments that they would be willing to consider an amendment to the water supply contract with "provisions that the City of Corcoran share the cost of a signal at Stieg Road when it is warranted, and to fully construct the left-turn-limiting improvements at 101st Avenue at the same time". The developer would be responsible for those improvements, which we believe makes the project unfeasible.

If water cannot be provided through Maple Grove and the applicant wishes to develop prior to Corcoran water being available, a private well would need to be constructed to service the site on an interim basis and the applicant will be responsible for verifying the well can support a fire suppression system. Corcoran fees will still apply with the interim use of a private well. This would require a variance to allow development on a private well in advance of municipal water being available and this could be processed with the final plat application.

### *Park Dedication*

The 2040 Comprehensive Plan shows two on-road trails (Stieg Road and County Road 101) and one off-road trail in the vicinity of this site. The off-road trail was previously dedicated with Bellwether. The on-road trails along County Road 101 are factored into the required right-of-way to be dedicated as part of the plat. A 10 ft. trail easement shall be provided over the 10 ft. drainage and utility easement along Stieg Road. On-road trails do not count towards a park dedication credit due to their location within ROW or a public easement.

This subdivision requires park dedication with the creation of a new commercial lot. Staff and the Parks and Trails Commission recommend park dedication be provided as cash-in-lieu of land. Park dedication is calculated based on the net acreage of the lot and the applicant must provide this information with the final plat application. The estimated park dedication based on the 2023 fee schedule and the gross acreage of Lot 1 is expected to be \$73,031.70 (12.49 acres x \$5,866) but will be less when calculated on the net acreage. Park dedication will be due prior to the issuance of a building permit. Park dedication for Outlot A will be due when it is re-platted for future development.

## Landscaping

Section 1060.070 of the Zoning Ordinance requires non-residential uses to provide the following landscaping:

- One overstory tree per 1,000 square feet of gross building floor area or one tree per 50 lineal feet of site perimeter, whichever is greater.
- One understory shrub for each 300 square feet of building or one tree per 30 lineal feet of site perimeter, whichever is greater.

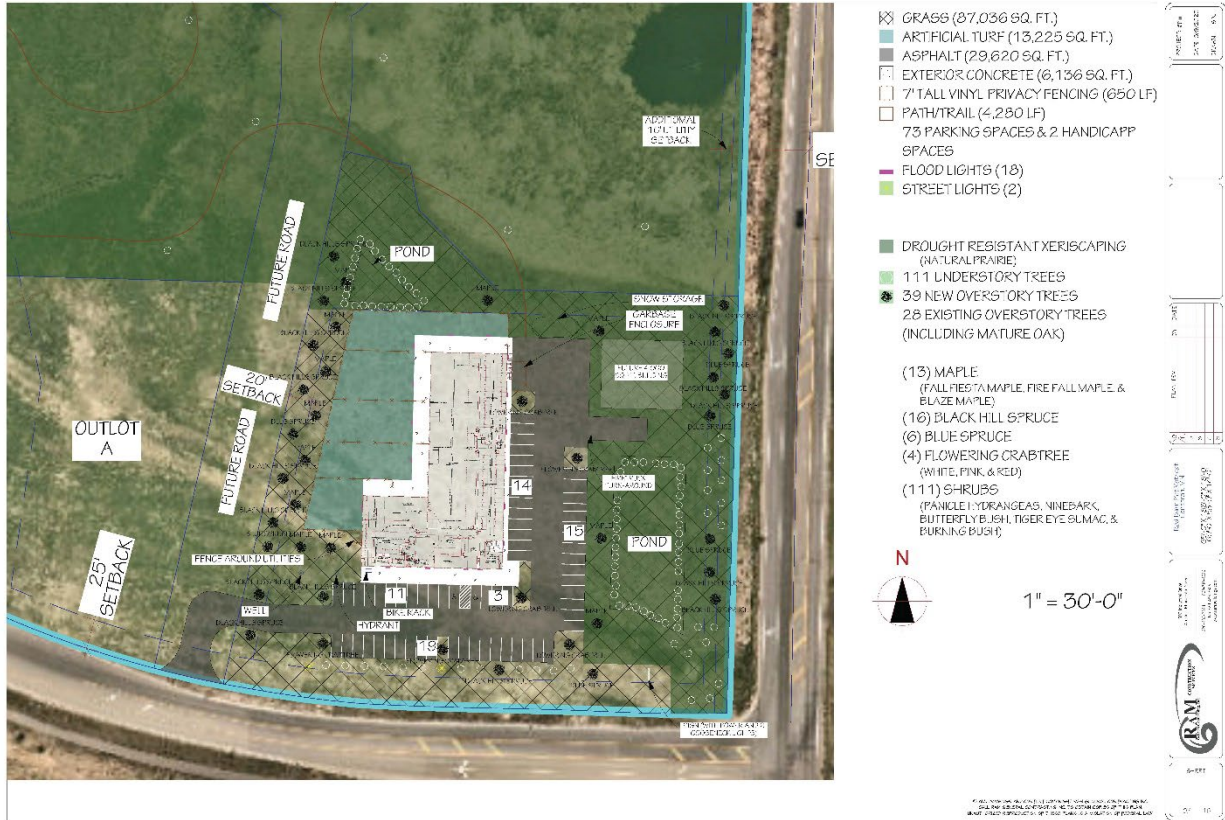


Figure 10 - Landscape Plan

Area	Site perimeter	Building area
One overstory tree per 1,000 square feet of gross building floor area or one tree per 50 lineal feet of site perimeter, whichever is greater.	82	20
One understory shrub for each 300 square feet of building or one per 30 lineal feet of site perimeter, whichever is greater.	137	65
<b>Total</b>	<b>219</b>	<b>85</b>

The applicant's landscape plan shows 35 overstory trees, 6 understory trees and 111 shrubs. Three understory trees can be substituted for overstory trees bringing the total to 37 overstory trees. The plans also notes that the plan will preserve 28 mature trees, but those trees are not shown on the plans.

Staff believes that since the large lot is planned for future subdivision, it would be reasonable to allow less than the 82 trees and 137 shrubs required on site based on the larger site perimeter calculation. As noted previously, the plans must be updated to provide shrubs along south and east side of the parking lot to screen headlines. This will likely require at least 111 shrubs and possibly more. Staff supports the 37 overstory trees and a minimum of 111 shrubs for this site if all other screening requirements are met.

- The Planning Commission should discuss and provide a recommendation.

All landscaping should be moved outside of the drainage and utility easements and County right-of-way.

The NE District Plan has additional landscaping requirements that apply to this site. A full complement of hardy overstory, ornamental, and evergreen trees as well as shrubbery and ground covers are required. Alternatives to traditional lawns are encouraged. The applicant's turf establishment plan appears to show the majority of the site to be seeded with a turfgrass mix with incorporation of a native grass mix with the stormwater ponding. This appears to comply with the desire of the NE District Plan, but no details have been provided. A maintenance plan must be provided for the native prairie plantings for approval by the City, which is a condition of approval. This is in addition to requirements for the wetland buffers.

The NE District has a preferred trees list. The applicant's landscaping plan utilizes Black Hills Spruce and maples which are preferred species, but other selected materials are not. The plans must be updated to select from the species list in Appendix C. It is possible that the maple, flowering crabtrees and shrubs indicated on the landscaping plan may also be a preferred species, but the exact species would need to be identified. Regardless, specification of the exact species is a requirement of the landscaping plan requirement, particularly to confirm that no more than 33% of the required number of plantings are from a single species. This is included as a condition of approval.

### *Buffer Yard*

Per the newly adopted buffer yard standards, a buffer yard is required when a "developing" property is adjacent to or across a local street from property in a less intensive zoning district. Proposed Outlot A is adjacent to the Bellwether development, but Outlot A is being reserved for future development. Lot 1 that is to be developed is not directly adjacent to the Bellwether development. Therefore, compliance with the buffer yard standard should be reserved for redevelopment of Outlot A when it includes proposed development adjacent to Bellwether. At that time, a "B" buffer yard class

would be applied since RSF-3 would be the closest single-family residential zoning district to the Bellwether Planned Unit Development. A “B” buffer yard class can be satisfied in the following ways:

Width	Overstory Plantings <sub>1</sub>	Understory Plantings <sub>1</sub>	Shrubs or Tall Native Prairie Plantings <sub>1, 2</sub>	Structures
10'	1	4	6	Min. 4' fence <sub>3</sub>
20'	3	6	9	None
20'	1	2	3	Min. 4' fence <sub>3</sub>
30'	2	4	12	None
30'	1	2	4	Min. 4' fence <sub>3</sub>

<sub>1</sub> Per 100 feet of distance.

<sub>2</sub> Requirement must be met by shrubs, tall native prairie plantings, or a combination deemed acceptable by the City.

<sub>3</sub> Fence are subject to requirements in Section 1060.080

## 6. Recommendation

With several conditions of approval, staff recommends a motion to recommend approval of the draft resolution approving the CPA, rezoning, preliminary plat, CUP, and site plan.

If the Planning Commission believes the City should use its discretion in denying a CPA and/or rezoning, the Commission should recommend denial of the draft resolution.

### Attachments:

1. Draft Resolution 2023- Approving the Comprehensive Plan Amendment
2. Draft Ordinance 2023- Rezoning Property from I-1 to C-2
3. Draft Resolution 2023- with Findings of Fact for Rezoning
4. Draft Resolution 2023- Approving the Preliminary Plat
5. Draft Resolution 2023- Approving the Site Plan and Conditional Use Permit
6. Location Map
7. Hennepin County Natural Resources Map
8. Applicant’s Narrative received 08/18/23
9. Certificate of Survey dated 03/28/2023
10. Preliminary Plat “Red Barn Pet Retreat” dated 08/17/2023
11. Civil Plans dated 08/18/2023
12. Landscape Plan dated 08/19/23
13. Building Plans dated 5/10/2023
14. Building Renderings
15. City Engineer’s Preliminary Plat Memo dated 08/29/2023
16. City Engineer’s Stormwater Memo dated 08/29/2023
17. Public Safety Memo dated 5/11/2023
18. Fire Chief comments dated 08/22/23
19. Hennepin County Comments dated 06/01/23

**RESOLUTION NO. 2023-**

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

**APPROVING A COMPREHENSIVE PLAN AMENDMENT FOR “RED BARN PET RETREAT”  
AT THE NORTHWEST CORNER OF STIEG ROAD AND COUNTY ROAD 101 (PID 01-119-  
23-44-0045) (CITY FILE 23-008)**

WHEREAS, Daniel Benjamin (“the applicant”) requested a Future Land Use plan amendment to re-guide approximately 15 acres from Light Industrial to Commercial on land legally described as follows:

*See Attachment A*

WHEREAS, the Planning Commission reviewed the requested amendments at a duly called Public Hearing and recommends approval;

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORCORAN, MINNESOTA, that the Corcoran City Council approves the request for a comprehensive plan amendment for the above referenced parcel, based on the following findings and subject to the following conditions:

1. The amendment will allow for new opportunities not previously considered by the 2040 Comprehensive Plan including providing a better transition from the lower intensity residential use to the west of the referenced parcel to the existing and contemplated light industrial uses north of the referenced parcel.
2. Reclassifying this site is needed to allow reasonable development of the site that responds to current market conditions.
3. Development of the site as part of the larger development will facilitate other planned infrastructure improvements, including stormwater improvements, sanitary sewer extension, municipal water extension and transportation improvements that will have regional benefits.
4. With the planned infrastructure improvements developed with this project, there is adequate public infrastructure planned to serve the site.
5. The amendment is consistent with the goals of the Comprehensive Plan as it will support the growth of an existing business within the community and will support the job creation goal of the Northeast District.

**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, Jeremy
- Vehrenkamp, Dean

Whereupon, said Resolution is hereby declared adopted on this xx day of September 2023.

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

**ATTEST:**

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

*City Seal*



**RESOLUTION NO. 2023-**

**ATTACHMENT A**

Outlot A, BELLWETHER 2<sup>ND</sup> ADDITION, Hennepin County, Minnesota.

**ORDINANCE NO. 2023-**

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

**AN ORDINANCE AMENDING TITLE X (ZONING ORDINANCE) OF THE CITY CODE TO CLASSIFY CERTAIN LAND LOCATED AT THE NORTHWEST CORNER OF STIEG ROAD AND COUNTY ROAD 101 (PID 01-119-23-44-0045) (CITY FILE NO. 23-008)**

THE CITY OF CORCORAN ORDAINS:

**Section 1. Amendment of the City Code.** Title X of the City Code of the City of Corcoran, Minnesota, is hereby amended by changing the classification on the City of Corcoran Zoning Map from Light Industrial (I-1) to Community Commercial (C-2), on land legally described as follows:

*See Attachment A*

**Section 2. Effective Date.** This amendment shall take effect upon adoption of the resolution approving the final plat for this project.

**VOTING AYE**

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

**VOTING NAY**

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

Whereupon, said Resolution is hereby declared adopted on this xx day of September 2023.

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

ATTEST:

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

*City Seal*

**ORDINANCE NO. 2023-**

**ATTACHMENT A**

Outlot A, BELLWETHER 2<sup>ND</sup> ADDITION, Hennepin County, Minnesota.

**RESOLUTION NO. 2023-**

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

**APPROVING FINDINGS OF FACT FOR REZONING FOR PROPERTY LOCATED AT THE  
NORTHWEST CORNER OF STIEG ROAD AND COUNTY ROAD 101 (PID 01-119-23-44-  
0045) (CITY FILE NO. 23-008)**

WHEREAS, Daniel Benjamin (“the applicant”) requested approval to rezone approximately 15 acres of land legally described as follows:

*See Attachment A*

WHEREAS, the Planning Commission reviewed the request at a duly called Public Hearing and recommends approval, and;

WHEREAS, the City Council adopted an ordinance rezoning the affected parcels from Light Industrial (I-1) to Community Commercial (C-2);

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORCORAN, MINNESOTA, that it approves the request for the reclassification of the property, based on the following findings and conditions:

1. Rezoning the referenced parcel to C-2 is not in conflict with the Comprehensive Plan. The rezoning will move forward the goal of the Comprehensive Plan to create new land opportunities while expanding and diversifying the City’s tax base. The rezoning is consistent with the underlying goal of the Northeast District to serve as a job creation zone. The plan incorporates the trail, park and street connections anticipated within the site.
2. The rezoning meets the purposes and intent of the individual district. The purpose and intent of the proposed C-2 district is to provide a variety of retail and service businesses serving the region, which are oriented towards motorists and require high volumes of traffic and visibility from major roads. The general vicinity of the subject property can accommodate the purpose and anticipated uses of the C-2 district as evidenced by the existing C-2 district boundaries to the south of the subject property.
3. There is adequate infrastructure available to serve the proposed action as confirmed in a feasibility study completed in February 2023.
4. There is an adequate buffer or transition provided between potentially incompatible districts. The C-2 district will provide a better transition in intensity and uses between the Bellwether development to the west and the light industrial uses to the north whereas such a transition is unlikely if the subject property were developed for light industrial uses based on the existing zoning for the property.

**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, Jeremy
- Vehrenkamp, Dean

Whereupon, said Resolution is hereby declared adopted on this xx day of September 2023.

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

**ATTEST:**

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

*City Seal*

**RESOLUTION NO. 2023-**

**ATTACHMENT A**

Outlot A, BELLWETHER 2<sup>ND</sup> ADDITION, Hennepin County, Minnesota.

**RESOLUTION NO. 2023-**

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

**A RESOLUTION APPROVING A PRELIMINARY PLAT FOR “RED BARN PET RETREAT”  
ON PROPERTY LOCATED AT THE NORTHWEST CORNER OF STIEG ROAD AND  
COUNTY ROAD 101 (PID 01-119-23-44-0045) (CITY FILE NO. 23-008)**

**WHEREAS**, Daniel Benjamin (“the applicant”) requests approval of “Red Barn Pet Retreat” a commercial subdivision on property legally described as follows:

*See Attachment A*

**WHEREAS**, the Planning Commission reviewed the plan at a duly called Public Hearing and recommends approval;

**NOW, THEREFORE, BE IT RESOLVED** that the Corcoran City Council approves the request for a preliminary plat, subject to the following conditions:

1. A preliminary plat is approved to create one lot and one outlot for “Red Barn Pet Retreat” in accordance with the plans and application received by the City on April 18, 2023 and revisions received on May 10, 2023 and August 18, 2023, except as amended by this resolution.
2. Approval is contingent upon City Council approval of the comprehensive plan amendment and rezoning for “Red Barn Pet Retreat.”
3. The applicant shall comply with all requirements of the City Engineer’s Plat Review Memo and City Engineer’s Stormwater Memo dated August 29, 2023.
4. The applicant shall comply with all requirements of the Public Safety Memo dated May 11, 2023 and the fire chiefs comments dated August 22, 2023.
5. The applicant shall comply with the Hennepin County comments dated June 1, 2023, including dedication of right-of-way and easements.
6. If water services from Maple Grove cannot be provided prior to the availability of Corcoran’s water supply, the applicant must:
  - a. Provide a private well permitted with the Minnesota Department of Health.
  - b. Review fire suppression plan with the building official.
  - c. Apply for an receive a variance to allow development in the MUSA in advance of municipal water service
7. Prior to submittal of the final plat, the applicant must provide revised plans showing the following:
  - a. Change “Steig Road” to “Stieg Road”.
  - b. Show C-2 district standards on the preliminary plat.

**RESOLUTION NO. 2023-**

- c. A 10-foot trail easement over the drainage and utility easement along Stieg Road for both Lot 1 and Outlot A.
    - i. The easement must be shown on the preliminary plat.
    - ii. The easement must be provided in recordable form.
  - d. Locations of the wetland buffer, wetland buffer setback and monuments as required in Section 1050.010, Subd. 7 of the Zoning Ordinance.
  - e. All utility facilities, including but not limited to telephone, CATV, natural gas and electric power, shall be located underground. Underground service connections to the street property line of each platted lot shall be installed at the subdivider's expense.
8. Prior to release of final plat for recording, the applicant shall enter into the following:
- a. A development agreement.
  - b. An encroachment agreement for any site improvements within City right-of-way or easements.
  - c. Stormwater maintenance agreement.
9. All permanent wetland buffer monument signs must be erected along the wetland buffer line as required by Section 1050.010, Subd. 7 of the Zoning Ordinance.
- a. Wetland signs must be purchased from the City.
  - b. Wetland signs must be installed on treated 4x4 wooden posts.
  - c. Wetland buffer signs must be installed prior to issuance of building permits.
  - d. The installation of the wetland monument buffer signs according to the approved plan must be certified by a registered land surveyor.
  - e. Wetland buffers must be planted and inspected by the City prior to issuance of building permits.
  - f. Where buffer areas are not vegetated or have been disturbed within the last 10 years, such buffer areas shall be replanted and maintained according to the standards in Section 1050.010 Subd. 8(C) of the Zoning Ordinance.
    - i. If existing wetland buffers are proposed to remain, the City's wetland buffer specialist must inspect and confirm existing buffers are undisturbed and in an acceptable condition prior to submittal of the final plat application (if applicant proposing to maintain existing wetland buffers).
  - g. Wetland buffers, buffer setbacks, plantings, seeding areas, and monument signs shall be shown on the landscape plan, site plan, grading plan and utility plan.
  - h. A drainage and utility easement must be placed over all wetland and wetland buffer.
10. Park dedication shall be satisfied by cash-in-lieu of land. Park dedication will be based on the park dedication ordinance in place at the time the final plat is approved.
- a. Park dedication is required based on the finding that the development will add one new commercial property to the City.
  - b. Employees of the commercial development will need and enjoy access to nearby existing and future trails that do not exist today as guided by the Comprehensive Plan.



**RESOLUTION NO. 2023-**

- c. Cash-in-lieu of land will be used only for the acquisition and development of parks recreational facilities, playgrounds, trails, wetlands, or open space based on the approved park plan in the Comprehensive Plan.
  - d. Park dedication funds will be collected at the time of final plat in accordance with the City Code requirements. Code stipulates a dedication requirement of 4% of land or equivalent market value in cash.
  - e. The applicant must provide gross acreage and pre-development net acreage for Lot 1 so that park dedication can be calculated.
11. Approval shall expire within one year of the date of approval unless the applicant has filed a complete application for approval of the final plat.

**VOTING AYE**

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

**VOTING NAY**

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

Whereupon, said Resolution is hereby declared adopted on this xx day of September 2023.

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

ATTEST:

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

*City Seal*

**RESOLUTION NO. 2023-**

**ATTACHMENT A**

Outlot A, BELLWETHER 2<sup>ND</sup> ADDITION, Hennepin County, Minnesota.

**RESOLUTION NO. 2023-**

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

**A RESOLUTION APPROVING A SITE PLAN AND CONDITIONAL USE PERMIT FOR A DEVELOPMENT LOCATED AT THE NORTHWEST CORNER OF STIEG ROAD AND COUNTY ROAD 101 (PID 01-119-23-44-0045) (CITY FILE NO. 23-008)**

**WHEREAS**, Daniel Benjamin (“the applicant”) requests approval of a site plan and conditional use permit for “Red Barn Pet Retreat,” a commercial development on property legally described as follows:

*See Attachment A*

**WHEREAS**, the Planning Commission reviewed the plan at a duly called Public Hearing and recommends approval;

**NOW, THEREFORE, BE IT RESOLVED** that the Corcoran City Council approves the request for a site plan and conditional use permit, subject to the following conditions:

1. A site plan and conditional use permit are approved to allow for the construction of building addition as shown on the application received by the City on April 18, 2023 and revisions received on May 10, 2023 and August 18, 2023, except as amended by this resolution.
2. No approval is granted or implied for the future 4,000 sq. ft. building shown on the plans.
3. The Council finds that the parking plan with 61 parking stalls where 88 stalls would be required for a similar use is adequate for the use as described based on the findings in the staff report. However, if the City documents a parking problem on site, the applicant will be required to add additional parking on site to address demand.
4. Approval is contingent upon City Council approval of the comprehensive plan amendment, rezoning and preliminary plat for “Red Barn Pet Retreat.”
5. Stormwater plans must be approved by Elm Creek Watershed Management Organization.
6. No approval is granted or implied for the future 4,000 sq. ft. building shown on the plans.
7. A conditional use permit is approved to allow a commercial kennel subject the following conditions and findings:
  - a. Business operations must continuously remain in compliance with Chapter 81 (Animals) of the City Code.
  - b. Business operations must be contained to Lot 1 of the “Red Barn Pet Retreat” plat.

**RESOLUTION NO. 2023-**

- c. The site design must be revised to satisfy standards for emergency services.
- d. Dogs and animals shall not be allowed to continuously make repetitive sounds (e.g., barking) for long periods of time while outside.
- e. Applicable criteria are satisfied as outlined in Section 1070.020 (Conditional Use Permits) of the Corcoran Zoning Ordinance.
  - i. The use complies with the Comprehensive Plan, including public facilities and capital improvement plans. Granting the conditional use permit will support the expansion of an existing business that is proven to be viable and responsible for the needs of the community. This satisfies Goal 3 and Goal 4 of the Land Use chapter in the 2040 Comprehensive Plan.
  - ii. The establishment and ongoing use of the commercial kennel will promote the general public welfare by meeting the pet care needs of the surrounding residents and community. The intentional design of the building reflect Corcoran's rural character and pushes the building as far southeast from the nearby residential area as doable for the overall site design. The exterior play yards will be enclosed by a 7' tall privacy fence to significantly reduce any sound created by the dogs. The company has a "no bark policy" to promote a calm and peaceful environment. The applicant commits to not allowing dogs to bark uncontrolled while outside.
  - iii. The commercial kennel will not be injurious to the use, enjoyment, and property values of surrounding properties. The site design and business model minimize sound and barking to the extent possible. The applicant has operated his business out of his home since 2017. The City is not aware of any complaints to suggest the use is injurious to the neighborhood, and there is no evidence the property values of the surrounding area are negatively affected by the business.
  - iv. The establishment of the commercial kennel with the above listed conditions will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.
  - v. Adequate public facilities can be reasonably provided to accommodate commercial use as confirmed in the feasibility study completed for the project. The applicant shall be responsible for improvements to accommodate the site. Reasonable modifications to the site design as required above will allow for emergency services to navigate the site.
  - vi. The conditional use conforms or can reasonably conform with modifications included as conditions of approval, to the regulations of the C-2 zoning district and the Northeast District.

**RESOLUTION NO. 2023-**

- vii. The commercial kennel and site can reasonably conform to performance standards as specified by the Zoning Ordinance with required modifications to the submitted plans.
- 8. Trees, ponds, curb, retaining walls and other private improvement shall be located outside of the public street easement and drainage and utility easement.
  - a. If the City determines that encroachments are necessary, the applicant will be required to enter into an encroachment agreement with the City.
- 9. All signage must comply with the standards in Chapter 84 of the City Code and a sign permit for each sign prior to construction of the signs.
- 10. The Council approves LP Smart Siding lap and shake with a thickness of ½ inch to be used as a Class I material for this commercial building to satisfy the building standards of the Northeast District Plan and Design Guidelines.
- 11. Prior to approval of the final plat, the plans must be revised to show the following:
  - a. The plans must change “Steig Road” to “Stieg Road.”
  - b. Confirmed impervious surface calculations.
  - c. The location of all trails on Lot 1 must be shown on the plans to ensure compliance with all setbacks. If grading is required for the trails, they must be shown on the grading plan as well.
  - d. Sheet 3 of the civil drawings show a 20-foot setback along CSAH 101 where 100 feet is required and must be updated.
  - e. Utility plan must correctly label Outlot A and Lot 1.
  - f. Bike rack details.
  - g. Fence details.
  - h. Details for refuse storage must be provided.
    - i. Show the storage location on the plans.
    - ii. Refuse storage must comply with Section 1060.020 of the code.
  - i. Placement of mechanical equipment and/or utility service structures.
    - i. These items must be screened in compliance with Section 1060.030 and Appendix C in the Zoning Ordinance.
  - j. A lighting plan must be submitted for any exterior lighting. This must be in compliance with Section 1060.040 of the Zoning Ordinance. Light fixture details must be provided.
  - k. The parking must be modified as follows:

**RESOLUTION NO. 2023-**

- i. Screening of at least 3 feet in height must be provided on the entirety of the south and east portion of the parking lot to screen vehicle headlight from public streets.
  - ii. The parking lot layout is inconsistent between the site layout and landscaping plans. All plans must be revised for consistency.
- I. The landscaping plan must be modified as follows:
- i. Revised to provide details as required in Section 1070.050, Subd. 6(E) of the Zoning Ordinance.
  - ii. A minimum of 35 overstory trees, 6 understory trees and 111 shrubs trees are required and must be shown on the landscaping plan.
  - iii. Specific species must be identified. No more than 33% of the required trees can be of the same species. Species must comply with the planting list in Appendix C.
  - iv. More vegetation should be placed within the area that will eventually serve as the required buffer from the public sidewalk along the future roadway. The buffer must consist of shade trees, low shrubs, or perennial flowers and a 3-4 ft. tall decorative fence or masonry wall.
  - v. Bio-retention pond details must be provided.
  - vi. Wetland buffers, plantings, seeding areas, and monument signs shall be shown on the landscape plan.
  - vii. A maintenance plan must be submitted for native grasses.
  - viii. An establishment and maintenance plan for the wetland buffer must be submitted.
  - ix. Lawn sprinklers/irrigation systems (if provided) shall all have rain sensors to limit unnecessary watering.
  - x. City landscape details must be provided in the plans.
  - xi. Landscape plans must be signed by a landscape architect.
  - xii. The turf plan and landscape plan do not match and must be updated to ensure consistency with each other and with City standards.
- m. A chloride management plan must be submitted for approval.
- n. Details must be provided to confirm the presence of three resiliency strategies.
- o. Updated architectural plans must be submitted that reflect the following:
- i. Thickness of the stone veneer utilized on the building plans is at least 5/8 inches.
  - ii. Building code details.
  - iii. Building square footage.
  - iv. Calculations used to inform parking and landscaping requirements.
  - v. Materials details, samples and color palette to ensure compliance with the code.
12. The applicant must enter into an encroachment agreement for the private driveway within the City right-of-way.

**RESOLUTION NO. 2023-**

13. As part of the final plat application, the applicant must enter into a Developers Agreement to cover the public and private improvements for the project. This must be executed by the developer and the City, financial guarantees in place and fees paid.
14. A building permit is required prior to beginning construction.
15. FURTHER, the following conditions must be met prior to issuance of building permits:
  - a. Record the approving final plat, resolutions and associated documents with Hennepin County and provide proof of recording to the City.
  - b. The applicant shall submit any and all necessary permits to the watershed and receive approval and provide proof of permits to the City.
  - c. Plans must be submitted to confirm the metal roof material for the front porch overhang meets the following standards:
    - i. Compliance with the MN State Building Code.
    - ii. Has a high-quality commercial thickness/weight.
16. FURTHER, the following conditions must be met prior to release of remaining escrow:
  - a. Any request for the City to inspect the required landscaping in order to reduce financial guarantees must be accompanied by recertification/verification of field inspection by the project Landscape Architect. A letter signed by the project Landscape Architect verifying plantings (including wetland and pond buffers) have been correctly installed in compliance with the plans and specifications will suffice.
  - b. Any request for the City to inspect the required pond and wetland buffers in order to reduce financial guarantees must be accompanied by a recertification/verification of field inspection by the project Landscape Architect. A letter signed by the Landscape Architect verifying buffers have been correctly seeded in compliance with the plans and specifications will suffice.
17. Approval shall expire within one year of the date of approval unless the applicant commences the authorized use and completes the required improvements.

**VOTING AYE**

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

**VOTING NAY**

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

**Whereupon, said Resolution is hereby declared adopted on this xx day of September 2023.**

---

**Tom McKee - Mayor**

**RESOLUTION NO. 2023-**

**ATTEST:**

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

***City Seal***



**RESOLUTION NO. 2023-**

**ATTACHMENT A**

Legal Description Prior to Subdivision:

Outlot A, BELLWETHER 2<sup>ND</sup> ADDITION, Hennepin County, Minnesota.

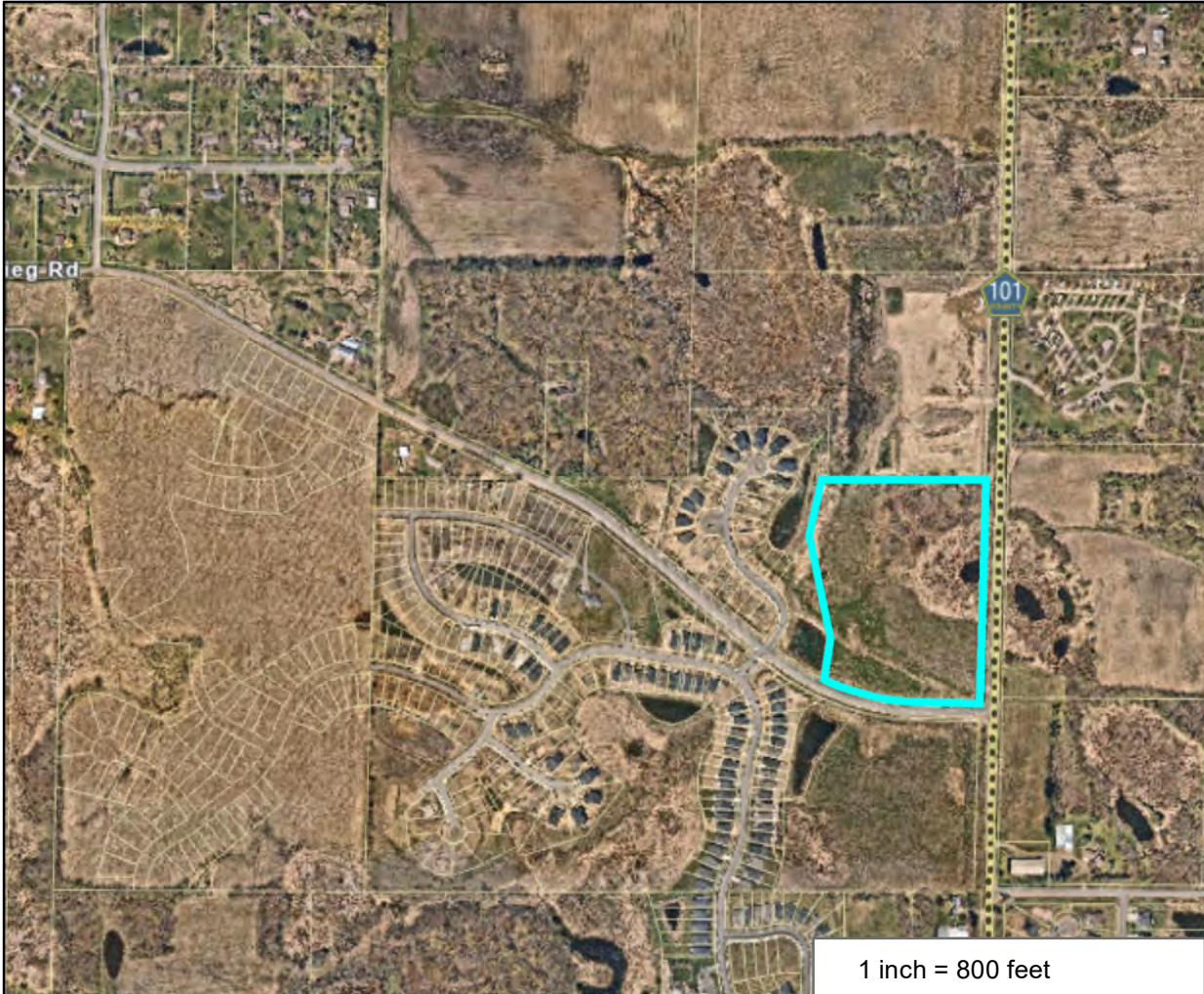
Anticipated Legal Description Upon Subdivision:

Lot 1, RED BARN PET RETREAT ADDITION, Hennepin County, Minnesota.



# Hennepin County Property Map

Date: 8/31/2023



PARCEL ID: 0111923440045

OWNER NAME: J R & M S Martin Trust

PARCEL ADDRESS: 52 Address Pending, Corcoran MN 00000

PARCEL AREA: 14.89 acres, 648,725 sq ft

A-T-B: Both

SALE PRICE:

SALE DATE:

SALE CODE:

ASSESSED 2022, PAYABLE 2023

PROPERTY TYPE: Vacant Land-Residential

HOMESTEAD: Non-Homestead

MARKET VALUE: \$525,000

TAX TOTAL: \$8,067.18

ASSESSED 2023, PAYABLE 2024

PROPERTY TYPE: Land Industrial

HOMESTEAD: Non-Homestead

MARKET VALUE: \$525,000

## Comments:

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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# Hennepin County Natural Resources Map

Date: 8/31/2023



## Legend

-  DNR Public Waters Inventory
-  National Wetlands Inventory
- National Wetlands Inventory - Categorized**
-  Seasonally Flooded Basin or Flat
-  Wet Meadow
-  Shallow Marsh
-  Deep Marsh
-  Shallow Open Water
-  Shrub Swamp
-  Wooded Swamp
-  Bog
-  Municipal and Industrial Activities
-  Riverine Systems
-  HC Natural Resource Corridors

PID: 0111923440045  
 Address: 52 Address Pending,  
 Corcoran 00000  
 Owner: J R & M S Martin Trust  
 Acres: 14.89

Comments:

1:4,800



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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Aerial imagery flown 2021

## PROJECT NARRATIVE - RED BARN PET RETREAT

PID# 01-119-23-44-0045 is currently zoned light industrial which I request to change to community commercial (C-2). This zoning is a much better fit for the surrounding residential community and will act as a transition between the light industrial lot to the north and the busy county road. The new commercial lot will also facilitate the type of future businesses that can better serve the surrounding community's needs, just like the commercial lot across the street.

I plan to sever PID# 01-119-23-44-0045 into two parcels. Lot 1 is 13.53 acres and will be used to develop a new location for Red Barn Pet Retreat.

I believe there will be little to no negative impact on the community but do anticipate a positive impact. North of the lot is light industrial, south is commercial, east is a busy county road then a vacant wetland and west there is a large distance before reaching a residential community. I already have many customers that use my services from Bellwether and the surrounding neighborhoods. I've been in business since 2017 with zero complaints! Red Barn will be providing very high demand services to the growing community. The fact that Red Barn is an award-winning company with such a great reputation means that we have customers coming from as far as East St Paul, Stillwater, and St. Cloud.

The building type will be polished high-end country themed post frame. This is in line with Corcoran's Northeast district future development design principles. "Development in this district should be thoughtfully designed to reflect Corcoran's rural character." The building will face south and be centrally located east to west to maintain a long distance from the surrounding residential community. The exterior play yards will be surrounded by a 7' tall white vinyl privacy fence. This will significantly reduce any noise caused by the dogs. Our boarding and daycare program is unique to Red Barn. We use positive reinforcement training to stimulate the dogs and keep a structured environment. We have a no bark policy and train correction for every bark. This is done to reduce stress and noise which encourages a calm peaceful safe environment.

Red Barn Pet Retreat is a luxury dog daycare and boarding business that also offers services such as grooming. In this new location we will have roughly 115 overnight suites with room to grow, five large indoor playrooms and five exterior play yards covered with synthetic turf to accommodate our dog day care customers as well. We are going to add cat boarding to the second level and a retail space in the front intake office. I also plan to add two types of training programs (puppy classes and advanced training.) We will have a beautiful walking path and many additional services to come.

The anticipated hours of operation will be M-F 6:30am-7pm Saturday 8am-6pm and Sunday 9-6pm and the training classes may go as late 9:30pm.

I plan to have between 30-55 employees.

The entrance location was chosen to line up with the entrance of future development across the street and allow for ample distance from County Road 101. A turn lane was added to facilitate the anticipated traffic flow. There are 34 dedicated spaces for customer parking and 39 for employees.

There will be no septic system as we will be hooked up to city sewer. I plan to connect to city water. If Maple Grove does not approve my application I may put in a well.

There should be very little impact on the environment. The development doesn't remove a single tree. There is crushed limestone beneath the turf to neutralize any acidic properties from dog urine which is also hosed down in real time. Dog waste is picked up immediately and then the area is hosed down. All dog waste is removed off site.

There will be trees and shrubs planted for screening. As mentioned above the 7' fence provides both a visual and sound barrier and methods also assist with noise.

Completion date will depend on the length of the review process. I was told that the construction time is 20 weeks. Project completion is planned to be in 2024.

The remaining land will be Outlot A.

Daniel Benjamin  
Red Barn Pet Retreat





# CERTIFICATE OF SURVEY

~for~ RAM GENERAL CONTRACTING  
~of~ RED BARN PET RETREAT



**NORTH**  
GRAPHIC SCALE



1 INCH = 50 FEET

## GENERAL NOTES

- Fee ownership is vested in (Fee Owner) Parcel ID Number: 01-119-23-44-0045.
- Address of the surveyed premises: Unassigned
- Bearings shown hereon are based on the Hennepin County Coordinate System.
- Surveyed premises shown on this survey map is in Flood Zone X (Areas determined to be outside the 0.2% annual chance floodplain.), according to Flood Insurance Rate Map Community No. 270155 Panel No. 0044 Suffix F by the Federal Emergency Management Agency, effective date November 4, 2016.
- Boundary area of the surveyed premises: 648,951± sq. ft. (14.90 acres).
- A zoning endorsement letter was not furnished to the surveyor. A search of the City of Corcoran's web site indicates that the surveyed premises shown on this survey is currently zoned I-1-1(Light Industrial). Under the applicable zoning regulations, the current setbacks are:
  - Minimum lot area 1 acre
  - Minimum lot width 100 feet
  - Minimum lot depth 200 feet
 Minimum Principal Structure Setbacks:  
 Front, From Major Roadways\* 100 feet  
 Front, From all other streets 50 feet  
 Side 20 feet  
 Rear 20 feet  
 Adjacent to Residential 50 feet  
 Maximum Principal Building Height 45 feet  
 Maximum Impervious Surface Coverage 70%
- For additional information contact the Land Use and Development Department at the City of Corcoran at 763-338-9290.
- Wetland delineation by Kjoahung Environmental Services in May of 2018.
- The surveyed premises has adjoins Brockton Lane North and Steig Road. No physical access exists to these roads.
- Location of utilities existing on or serving the surveyed property determined by:
  - Observed evidence collected pursuant to Section 5.E.Iv.
  - Record drawings provided by the City of Corcoran's engineering department.
 Excavations were not made during the process of this survey to locate underground utilities and/or structures. The location of underground utilities and/or structures may vary from locations shown hereon and additional underground utilities and/or structures may be encountered. Contact Gopher State One Call Notification Center at (651) 454-0002 for verification of utility type and field location, prior to excavation.
- Due to field work being completed during the winter season there may be improvements in addition to those shown that were not visible due to snow and ice conditions characteristic of Minnesota winters.

## TREE INVENTORY

TREE NUMBER	TREE DESCRIPTION
1079	OAK30"
1080	OAK33"
1081	OAK42"
1082	OAK44"
1083	OAK38"
1084	OAK36"
1085	OAK40"
1086	OAK24"
1087	OAK38"
1088	OAK34"
1089	OAK36"
1090	OAK36"
1091	OAK42"
1092	OAK60"
1093	OAK36"
1094	OAK44"
1095	OAK42"
1096	OAK34"
1097	OAK32"
1098	OAK38"
1099	MAP48"
1237	ETREE
1238	ETREE
1239	ETREE
1240	ETREE
1241	ETREE
1242	ETREE
1243	ETREE
1244	OAK36"
1245	ETREE
1246	ETREE
1247	ETREE
1248	ETREE

## LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- ⊙ DENOTES BOLLARD
- DENOTES CATCH BASIN
- ⊞ DENOTES ELECTRICAL BOX
- ⊞ DENOTES EXISTING SPOT ELEVATION
- ⊞ DENOTES HYDRANT
- ⊞ DENOTES GUY WIRE
- ⊞ DENOTES LIGHT POLE
- ⊞ DENOTES POWER POLE
- ⊞ DENOTES SANITARY SEWER MANHOLE
- ⊞ DENOTES SIGN
- ⊞ DENOTES STORM SEWER APRON
- ⊞ DENOTES STORM SEWER MANHOLE
- ⊞ DENOTES WATER VALVE
- ⊞ DENOTES WET LAND
- ⊞ DENOTES EXISTING CONTOURS
- ⊞ DENOTES TREE LINE
- ⊞ DENOTES EXISTING SANITARY SEWER
- ⊞ DENOTES EXISTING STORM SEWER
- ⊞ DENOTES EXISTING WATER MAIN
- ⊞ DENOTES OVERHEAD UTILITY
- ⊞ DENOTES BITUMINOUS SURFACE
- ⊞ DENOTES ADJACENT PARCEL OWNER INFORMATION (PER HENNEPIN COUNTY TAX INFORMATION)

## LEGAL DESCRIPTION

Outlot A, BELLWETHER 2ND ADDITION, Hennepin County, Minnesota.

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

*Samuel N. Niemela*  
SAMUEL N. NIEMELA

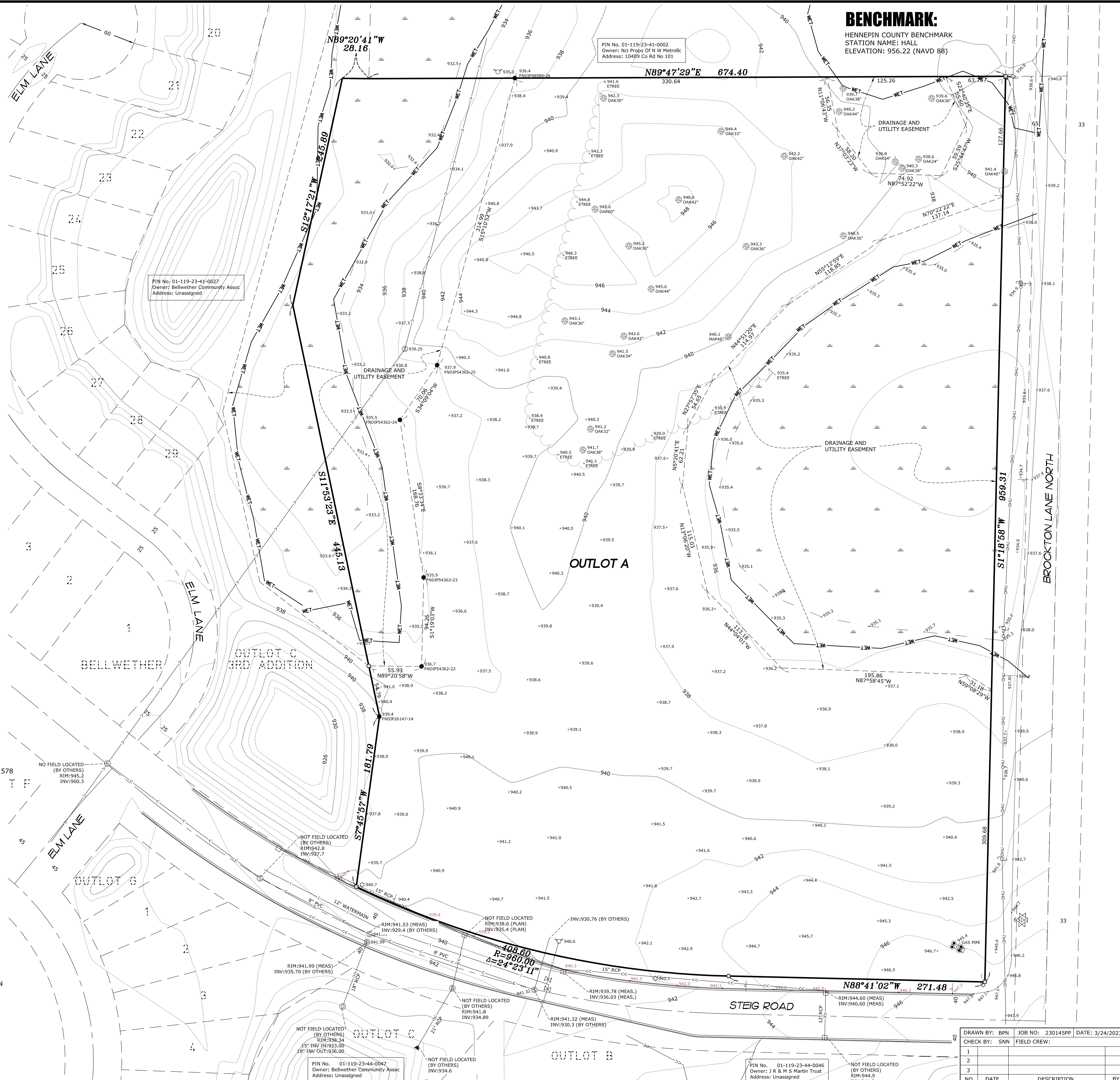
Date: 3/28/2023 License No. 52705

PIN No. 17-119-22-14-0008  
Owner: City of X  
Address: Unassigned

## TREE DETAIL

- DENOTES ELEVATION
- DENOTES TREE QUANTITY
- DENOTES TREE SIZE IN INCHES
- DENOTES TREE TYPE

**E. G. RUD & SONS, INC.**  
EST. 1977  
Professional Land Surveyors  
6776 Lake Drive NE, Suite 110  
Lino Lakes, MN 55014  
Tel. (651) 361-8200 Fax (651) 361-8701



## BENCHMARK:

HENNEPIN COUNTY BENCHMARK  
STATION NAME: HALL  
ELEVATION: 956.22 (NAVD 88)

PIN No. 01-119-23-41-0002  
Owner: Nl Props Of N W Metrolic  
Address: 10499 Co Rd No 101

PIN No. 01-119-23-41-0027  
Owner: Bellwether Community Assoc  
Address: Unassigned

PIN No. 01-119-23-44-0047  
Owner: Bellwether Community Assoc  
Address: Unassigned

PIN No. 01-119-23-44-0046  
Owner: J R & M S Martin Trust  
Address: Unassigned

NOT FIELD LOCATED (BY OTHERS)  
RIM:941.0  
INV:941.0

DRAWN BY: BPN		JOB NO: 230145PP		DATE: 3/24/2023	
CHECK BY: SNN		FIELD CREW:			
1					
2					
3					
NO.	DATE	DESCRIPTION	BY		



# PRELIMINARY PLAT

~for~ RAM GENERAL CONTRACTING  
~of~ RED BARN PET RETREAT

**OWNER:** DANIEL BENJAMIN  
19520 STEIG ROAD  
CORCORAN, MN 55374

**ENGINEER:** SHORT ELLIOTT HENDRICKSON, INC.  
2351 CONNECTICUT AVENUE, SUITE 300  
SARTELL, MN 56377-2485

## GENERAL NOTES

- Fee ownership is vested in (Fee Owner) Parcel ID Number: 01-119-23-44-0045.
- Address of the surveyed premises: Unassigned
- Bearings shown hereon are based on the Hennepin County Coordinate System.
- Surveyed premises shown on this survey map is in Flood Zone X (Areas determined to be outside the 0.2% annual chance floodplain,) according to Flood Insurance Rate Map Community No. 270155 Panel No. 0044 Suffix F by the Federal Emergency Management Agency, effective date November 4, 2016.
- Boundary area of the surveyed premises: 648,951± sq. ft. (14.90 acres).
- A zoning endorsement letter was not furnished to the surveyor. A search of the City of Corcoran's web site indicates that the surveyed premises shown on this survey is currently zoned I-1-(Light Industrial). Under the applicable zoning regulations, the current setbacks are:

Minimum lot area 1 acre  
Minimum lot width 100 feet  
Minimum lot depth 200 feet

**Minimum Principal Structure Setbacks:**  
Front, From Major Roadways\* 100 feet  
Front, From all other streets 50 feet  
Side 20 feet  
Rear 20 feet  
Adjacent to Residential 50 feet  
Maximum Principal Building Height 45 feet  
Maximum Impervious Surface Coverage 70%

For additional information contact the Land Use and Development Department at the City of Corcoran at 763-338-9290.

- Wetland delineation by Kjøhaug Environmental Services in May of 2018.
- The surveyed premises has adjoins Brockton Lane North and Steig Road. No physical access exists to these roads.
- Location of utilities existing on or serving the surveyed property determined by:
  - Observed evidence collected pursuant to Section 5.E.I.v.
  - Markings requested by E.G. Rud and Sons, Inc. per Gopher State One Call Ticket No. 230880260.
  - Record drawings provided by the City of Corcoran's engineering department.
 Excavations were not made during the process of this survey to locate underground utilities and/or structures. The location of underground utilities and/or structures may vary from locations shown hereon and additional underground utilities and/or structures may be encountered. Contact Gopher State One Call Notification Center at (651) 454-0002 for verification of utility type and field location, prior to excavation.
- Due to field work being completed during the winter season there may be improvements in addition to those shown that were not visible due to snow and ice conditions characteristic of Minnesota winters.
- Proposed Site Plan by Short Elliott Hendrickson.
- The proposed plat of RED BARN PET RETREAT includes all of Outlot A, BELLWETHER 2ND ADDITION, which is commonly owned contiguous land.

## LEGEND

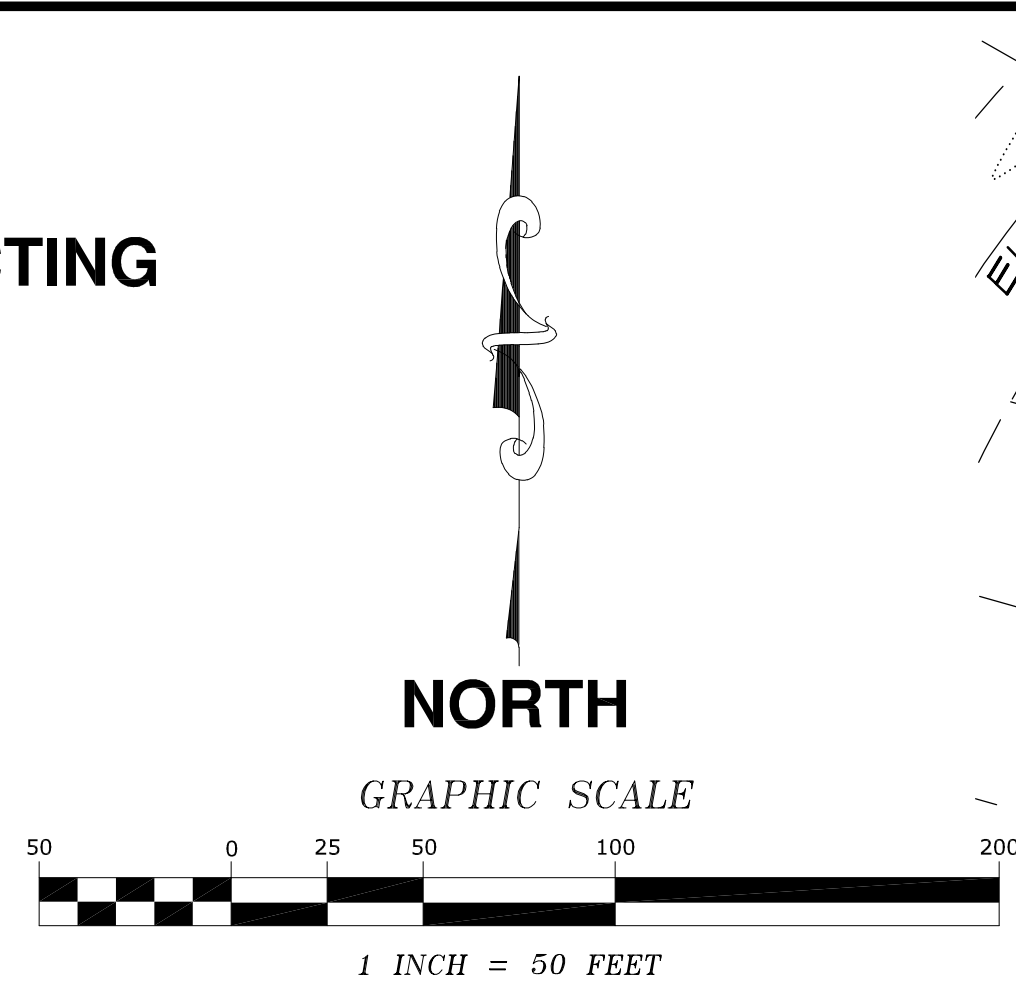
- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- ⊙ DENOTES BOLLARD
- DENOTES CATCH BASIN
- ⊠ DENOTES ELECTRICAL BOX
- ⊡ DENOTES EXISTING SPOT ELEVATION
- ⊢ DENOTES HYDRANT
- ⊣ DENOTES GUY WIRE
- ⊤ DENOTES LIGHT POLE
- ⊥ DENOTES POWER POLE
- ⊦ DENOTES SANITARY SEWER MANHOLE
- ⊧ DENOTES SIGN
- ⊨ DENOTES STORM SEWER APRON
- ⊩ DENOTES STORM SEWER MANHOLE
- ⊪ DENOTES WATER VALVE
- ⊫ DENOTES WET LAND
- ⊬ DENOTES EXISTING CONTOURS
- ⊭ DENOTES TREE LINE
- ⊮ DENOTES EXISTING SANITARY SEWER
- ⊯ DENOTES EXISTING STORM SEWER
- ⊰ DENOTES EXISTING WATER MAIN
- ⊱ DENOTES OVERHEAD UTILITY
- ⊲ DENOTES UNDERGROUND ELECTRIC
- ⊳ DENOTES BITUMINOUS SURFACE
- ⊴ DENOTES WET LAND
- ⊵ DENOTES ADJACENT PARCEL OWNER INFORMATION (PER HENNEPIN COUNTY TAX INFORMATION)

## TREE DETAIL

- ⊕ DENOTES ELEVATION
- ⊖ DENOTES TREE QUANTITY
- ⊗ DENOTES TREE SIZE IN INCHES
- ⊘ DENOTES TREE TYPE

**E.G. RUD & SONS, INC.**  
EST. 1977 Professional Land Surveyors  
6776 Lake Drive NE, Suite 110  
Lino Lakes, MN 55014  
Tel. (651) 361-8200 Fax (651) 361-8701

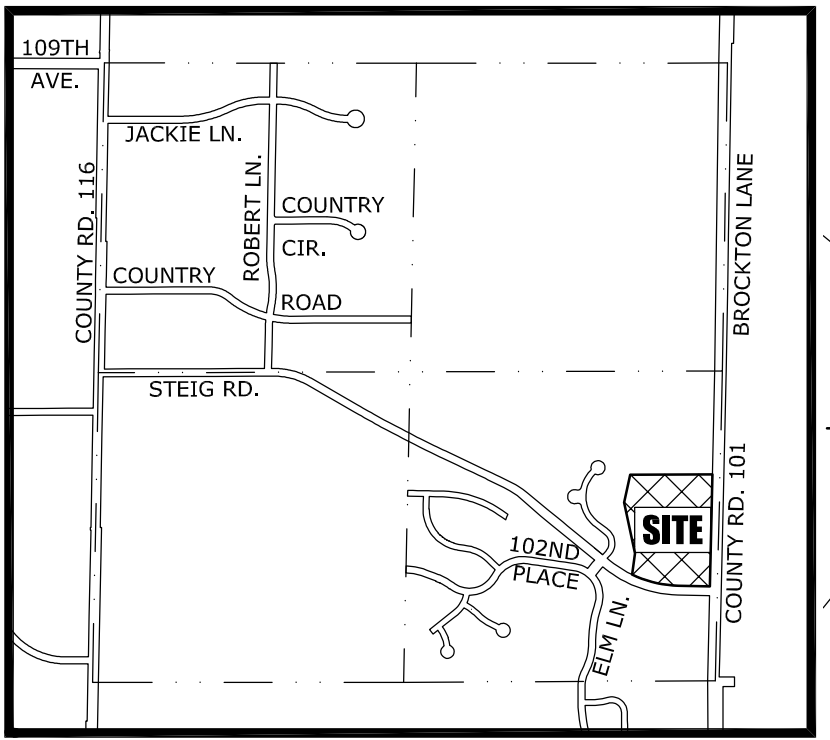
C:\CIVIL 3D PROJECTS\230145PP RED BARN PET RETREAT\230145PP.DWG



PARCEL TABLE	
PARCEL	AREA
LOT 1	12.45 ACRES / 542,300 SQ. FT.
OUTLOT A	1.41 ACRES / 61,378 SQ. FT.
R/W	1.04 ACRES / 45,272 SQ. FT.
TOTAL BOUNDARY AREA	14.90 ACRES / 648,951 SQ. FT.

## VICINITY MAP

PART OF SEC. 1, TWP. 19, RNG. 23



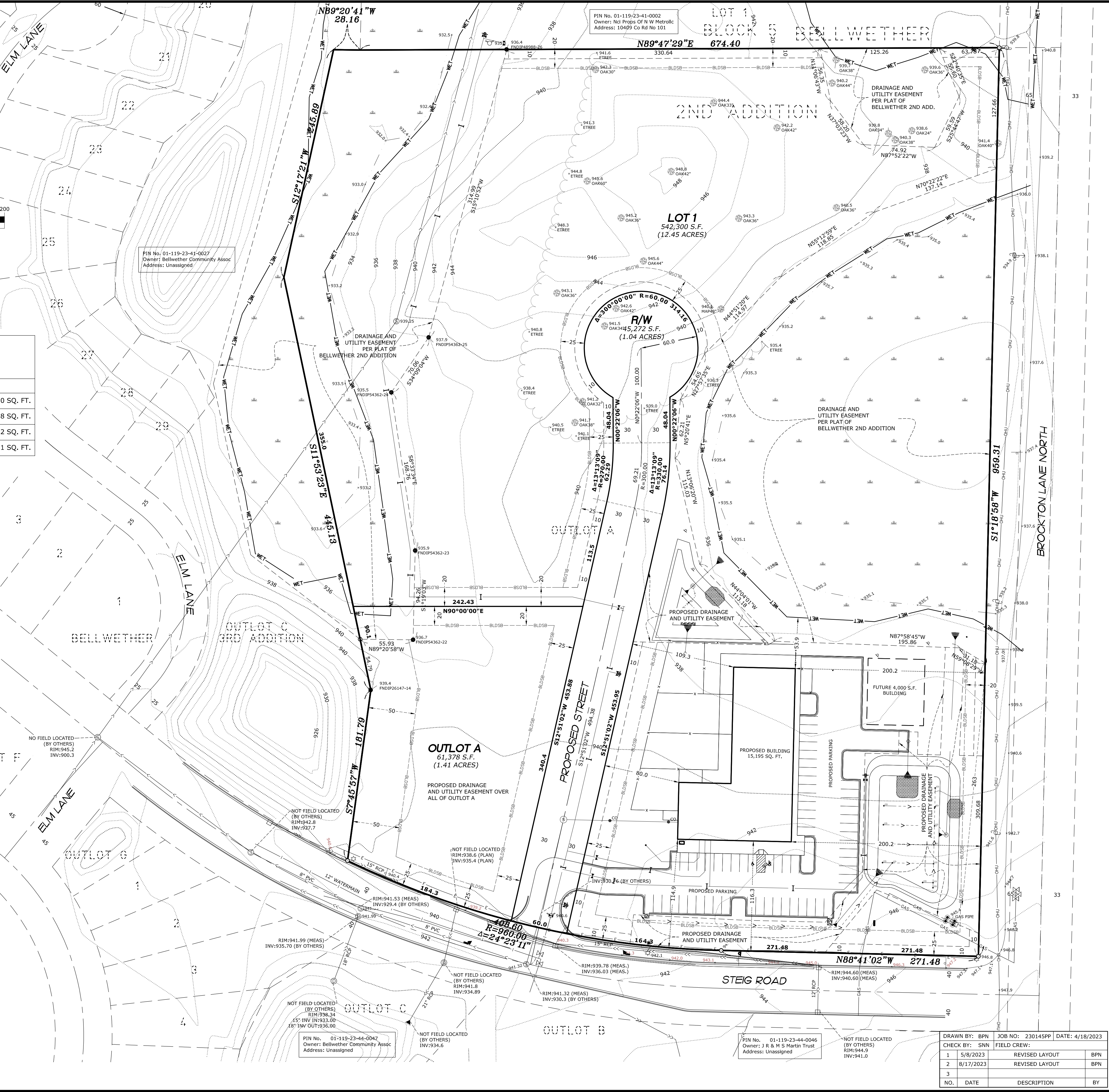
HENNEPIN COUNTY, MINNESOTA  
(NO SCALE)

## LEGAL DESCRIPTION

Outlot A, BELLWETHER 2ND ADDITION, Hennepin County, Minnesota.

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

*Samuel N. Niemela*  
SAMUEL N. NIEMELA  
Date: 8/17/2023 License No. 52705



DRAWN BY: BPN		JOB NO: 230145PP		DATE: 4/18/2023	
CHECK BY: SNN		FIELD CREW:			
1	5/8/2023	REVISED LAYOUT		BPN	
2	8/17/2023	REVISED LAYOUT		BPN	
3					
NO.	DATE	DESCRIPTION		BY	



# RAM GENERAL CONTRACTING INC.

## REVIEW PLANS FOR

GRADING, UTILITIES, SURFACING, AND TURF ESTABLISHMENT

# RED BARN PET RETREAT SITE DESIGN

GOVERNING SPECIFICATIONS  
THE 2020 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" SHALL GOVERN EXCEPT AS MODIFIED BY THE SPECIFICATIONS FOR THIS PROJECT.

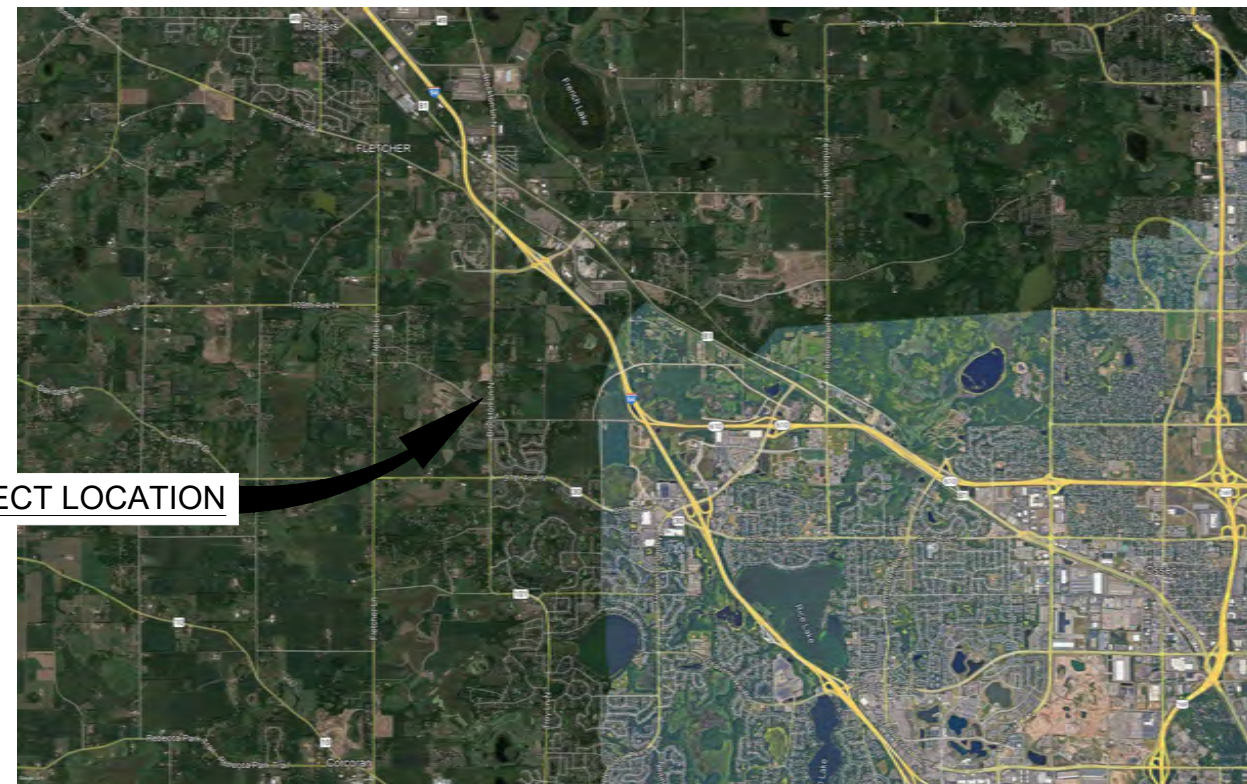
ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE LATEST EDITION OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, INCLUDING THE LATEST FIELD MANUAL FOR TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS.

### INDEX

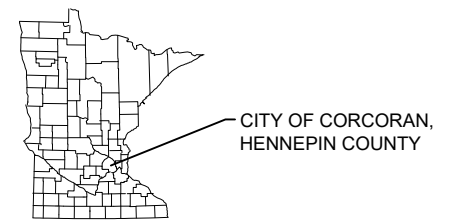
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	REMOVAL PLAN
3	OVERALL PROPERTY LAYOUT
4	SITE LAYOUT
5	GRADING PLAN
6	UTILITY PLAN
7	SURFACING PLAN
8	TURF ESTABLISHMENT PLAN
9-13	CIVIL DETAILS
14-15	SWPPP
16	FUTURE DEVELOPMENT

THIS PLAN CONTAINS 16 SHEETS.

EXISTING	
	RIGHT OF WAY
	PERMANENT EASEMENT
	PROPERTY LINE
	HORIZONTAL CONTROL POINT
	BENCHMARK
	SURVEY MARKER
	SOIL BORING
	SANITARY SEWER AND MANHOLE
	FORCE MAIN AND LIFT STATION
	SANITARY SEWER SERVICE & CLEANOUT
	WATER MAIN, HYDRANT, VALVE AND MANHOLE
	WATER SERVICE AND CURB STOP BOX
	STORM SEWER, MANHOLE AND CATCH BASIN
	CULVERT AND APRON ENDWALL
	GAS MAIN, VALVE, VENT AND METER
	HANDHOLE
	BURIED FIBER OPTIC CABLE AND MANHOLE
	BURIED PHONE CABLE, PEDESTAL AND MANHOLE
	BURIED TV CABLE, PEDESTAL AND MANHOLE
	BURIED ELECTRIC CABLE, PEDESTAL, MANHOLE, TRANSFORMER AND METER
	OVERHEAD WIRE, POLE AND GUY WIRE
	LIGHT POLE
	TRAFFIC SIGNAL
	STREET NAME SIGN
	SIGN (NON STREET NAME)
	RAILROAD TRACKS
	DECIDUOUS AND CONIFEROUS TREE
	BUSH / SHRUB AND STUMP
	EDGE OF WOODED AREA
	WETLAND
	BUILDING
	FENCE (UNIDENTIFIED)
	BARBED WIRE FENCE
	CHAIN LINK FENCE
	ELECTRIC WIRE FENCE
	WOOD FENCE
	WOVEN WIRE FENCE
	PLATE BEAM GUARDRAIL
	CABLE GUARDRAIL
	POST / BOLLARD
	RETAINING WALL
PROPOSED	
	STREET CENTERLINE
	RIGHT-OF-WAY
	PERMANENT EASEMENT
	TEMPORARY EASEMENT
	CONSTRUCTION LIMITS
	SANITARY SEWER, BULKHEAD AND MANHOLE
	FORCE MAIN
	SANITARY SERVICE AND CLEANOUT
	WATER MAIN, TEE, HYDRANT, BULKHEAD AND VALVE
	WATER VALVE MANHOLE, REDUCER, BEND AND CROSS
	WATER SERVICE AND CURB STOP BOX
	STORM SEWER, MANHOLE AND CATCH BASIN
	CULVERT AND APRON ENDWALL
	DRAIN TILE
	DITCH / SWALE
	RIPRAP
	STREET NAME SIGN
	SIGN (NON STREET NAME)
	RETAINING WALL



### PROJECT LOCATION



CORCORAN, MINNESOTA

**SEH**  
PHONE: 320.229.4300  
2351 CONNECTICUT AVE. S  
SUITE 300  
SARTELL, MN 56377  
www.sehinc.com



Know what's below.  
Call before you dig.

NOTE:  
THE SUBSURFACE UTILITY QUALITY INFORMATION IN THIS PLAN IS LEVEL D. THIS UTILITY QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02 ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."

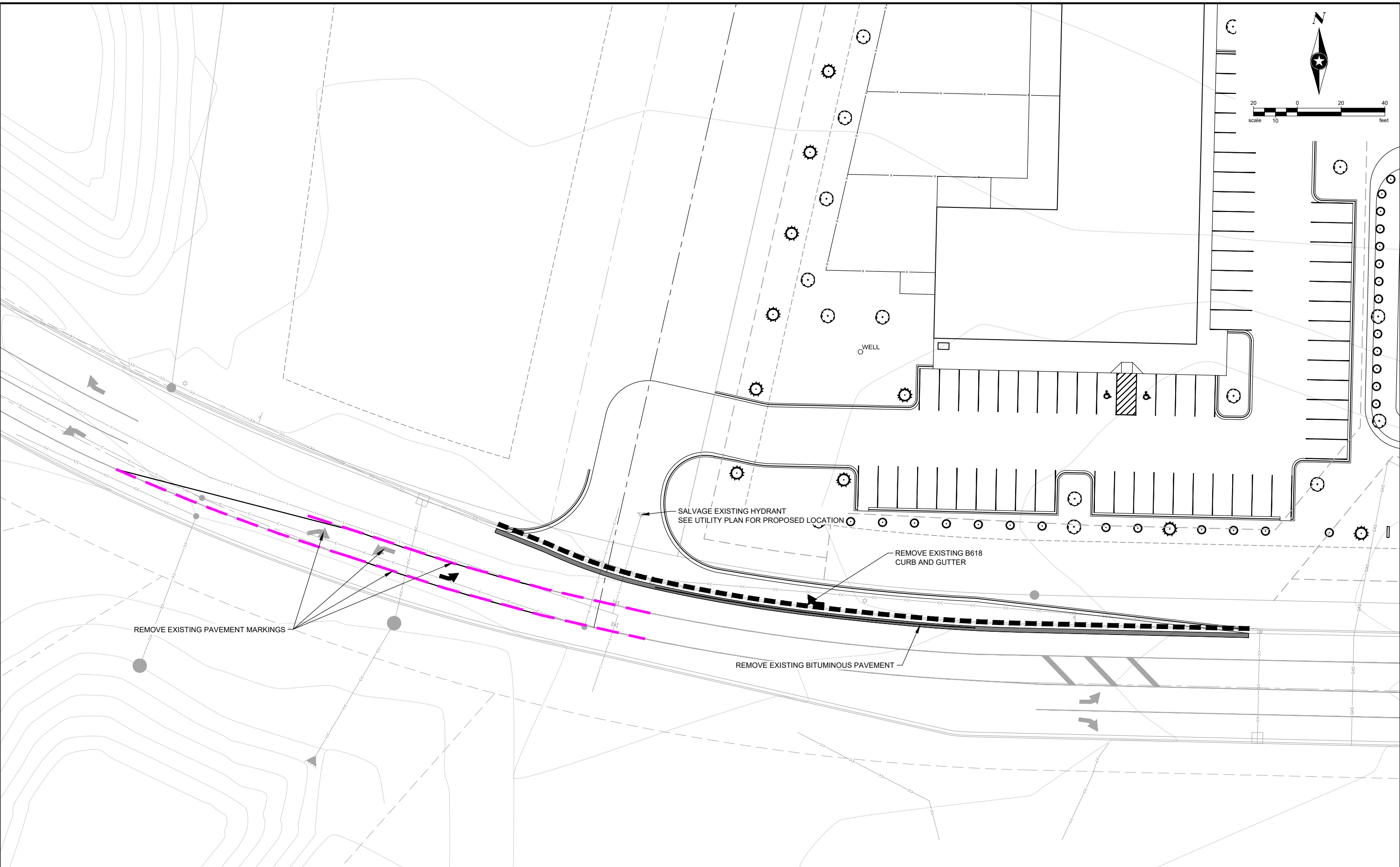
THE CONTRACTOR SHALL CALL THE GOPHER STATE ONE CALL SYSTEM AT 811 BEFORE COMMENCING EXCAVATION.

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Rev.#	Revision Issue Description	Date	Rev.#	Revision Issue Description	Date
D	UPDATED FUTURE ROAD ROW & EASEMENTS	8/18/2023	.		
C	ADDRESS CITY COMMENTS	8/14/2023	.		
B	UPDATED SITE PLAN	5/5/2023	.		
A	ISSUED FOR REVIEW	4/18/2023	.		

I HEREBY CERTIFY THAT THIS PLAN 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.		PROJECT NO. RAMGC - 172432
	BRYAN REMER, PE Signature	1 of 16
Date: 8/18/2023	Lic. No. 47588	

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SEH Project	RAMGC - 172432	Rev.#	Revision Issue Description	Date
Drawn By	MJW	D	UPDATED FUTURE ROAD ROW & EASEMENTS	8/18/2023
Designed By	MJW	C	ADDRESS CITY COMMENTS	8/14/2023
Checked By	BJR	B	UPDATED SITE PLAN	5/5/2023
		A	ISSUED FOR REVIEW	4/18/2023

Rev.#	Revision Issue Description	Date
-		
-		
-		



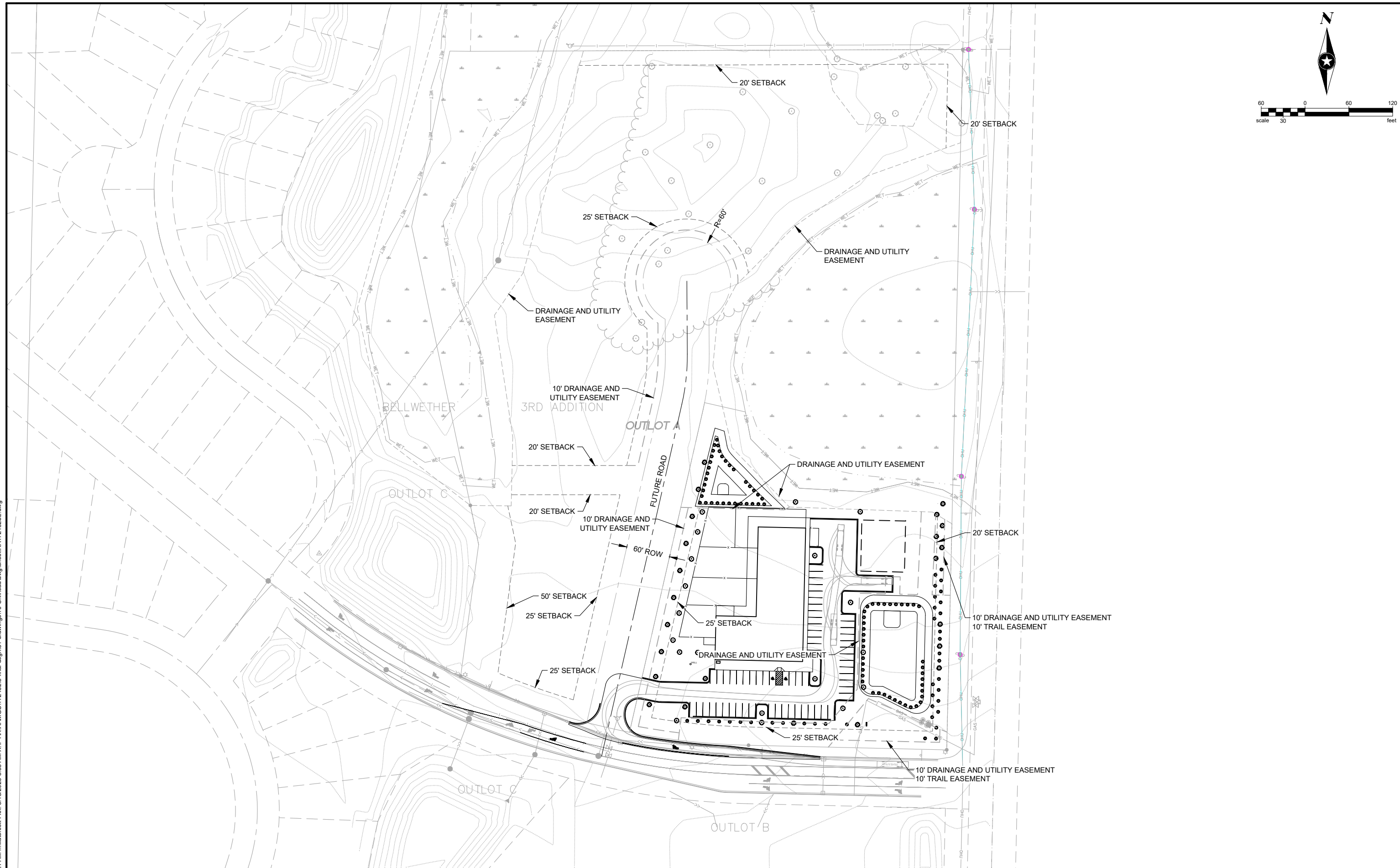
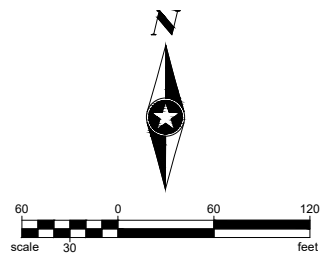
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

*Bryan Remer*  
 BRYAN REMER, PE  
 DATE: 8/18/2023 LICENSE NO. 47588

**RED BARN PET RETREAT SITE DESIGN**  
 CORCORAN, MINNESOTA


**REMOVAL PLAN**





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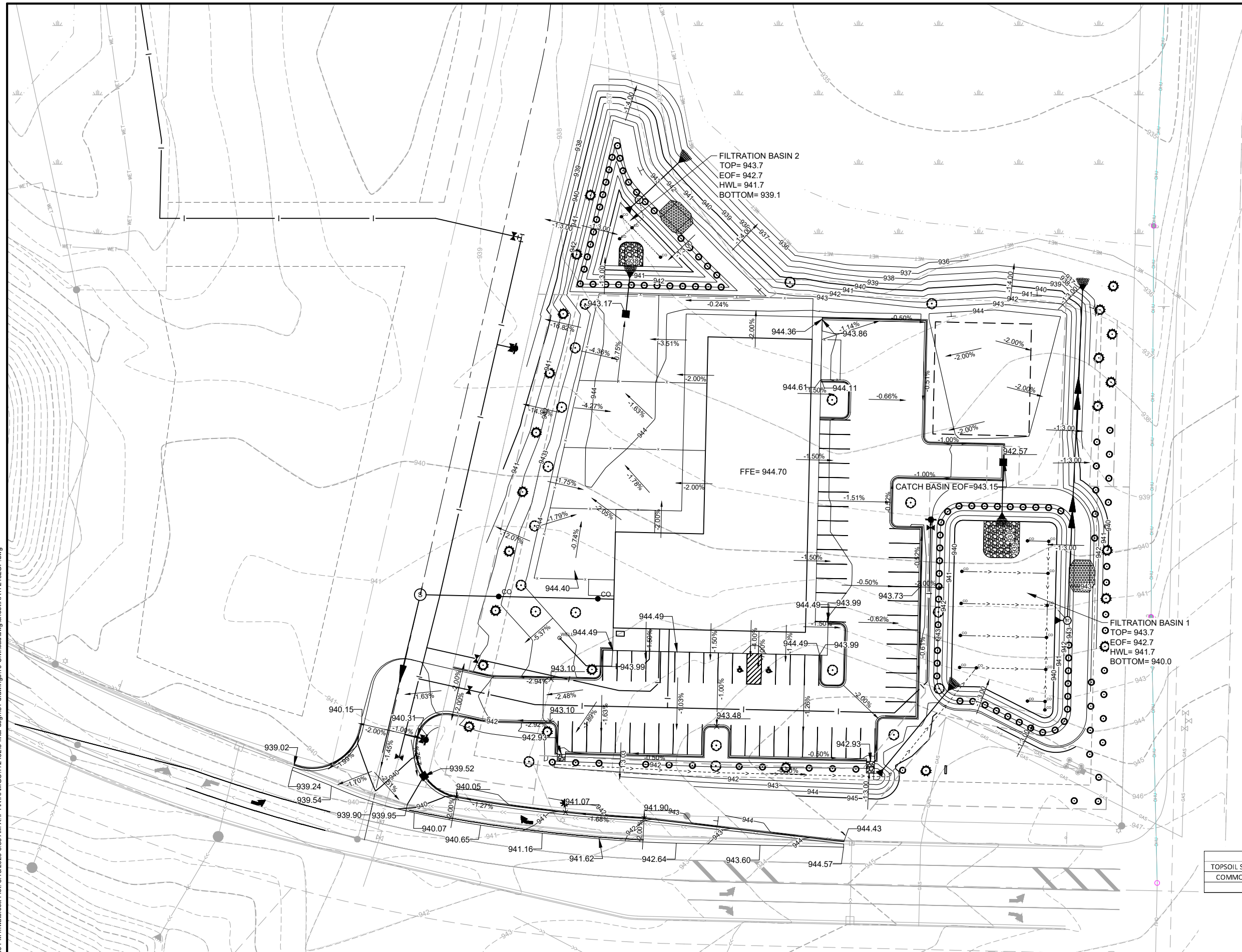
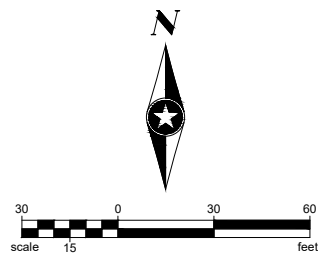
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Designed By	MJW	C	ADDRESS CITY COMMENTS	8/14/2023	-		
Checked By	BJR	B	UPDATED SITE PLAN	5/5/2023	-		
		A	ISSUED FOR REVIEW	4/18/2023	-		


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 BRYAN REMER, PE  
 DATE: 8/18/2023 LICENSE NO. 47588

**RED BARN PET RETREAT SITE DESIGN**  
CORCORAN, MINNESOTA







CUT			FILL		
TOPSOIL STRIP (10" DEPTH)	4,260	CU YDS	TOPSOIL RESPREAD	4,260	CU YDS
COMMON EXCAVATION	600	CU YDS	FILL (SEE TABLE BELOW)	11,760	CU YDS
TOTAL	4,860	CU YDS	20% COMPACTION	2,352	CU YDS
			TOTAL	18,372	CU YDS
			FILL (TOTAL)	19,220	CU YDS
			SURFACING SECTIONS	-3,200	CU YDS
			TOPSOIL	-4,260	CU YDS
			TOTAL	11,760	CU YDS

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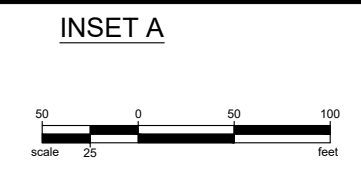
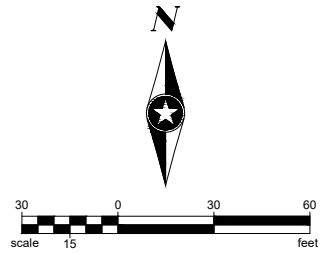
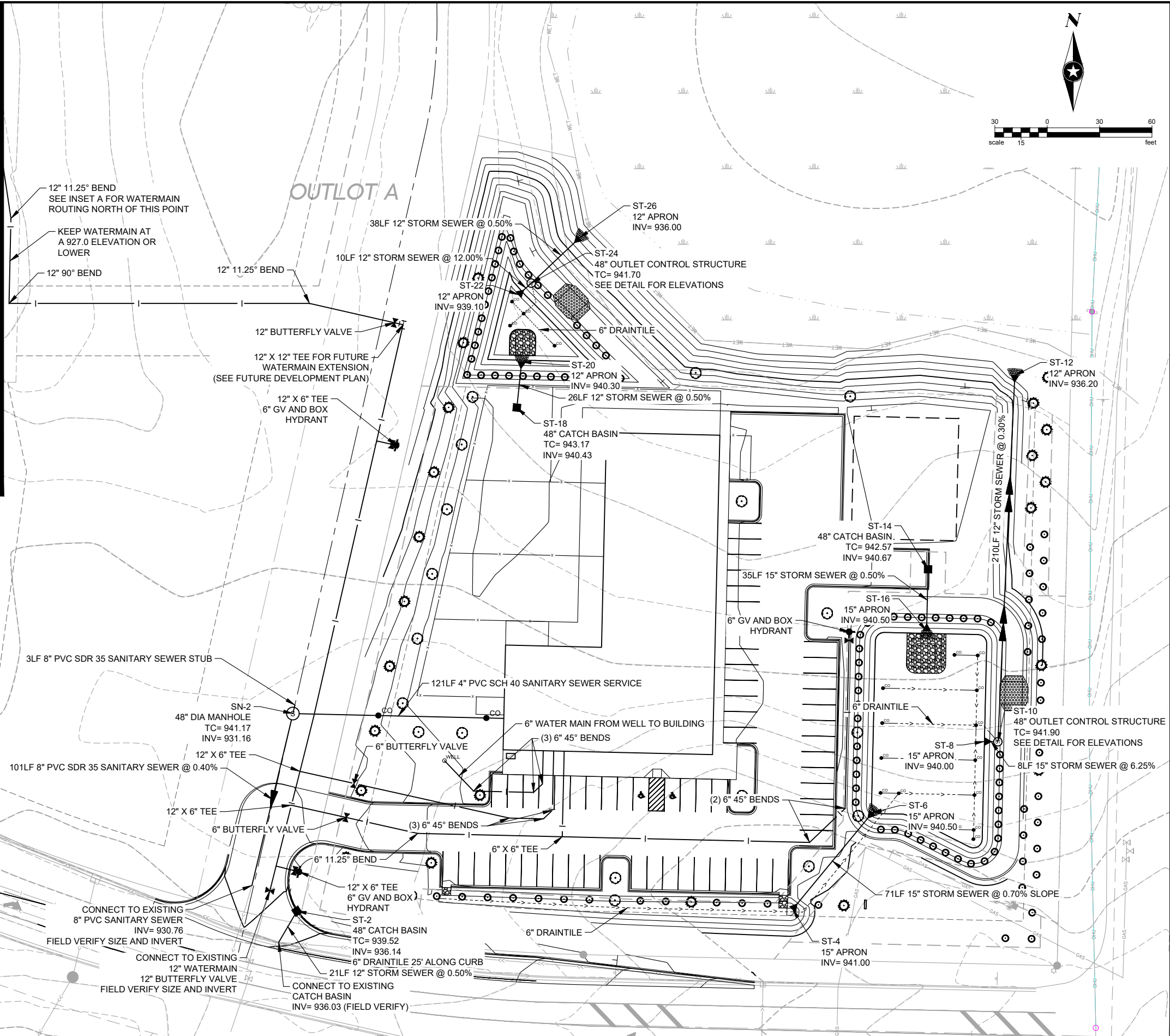
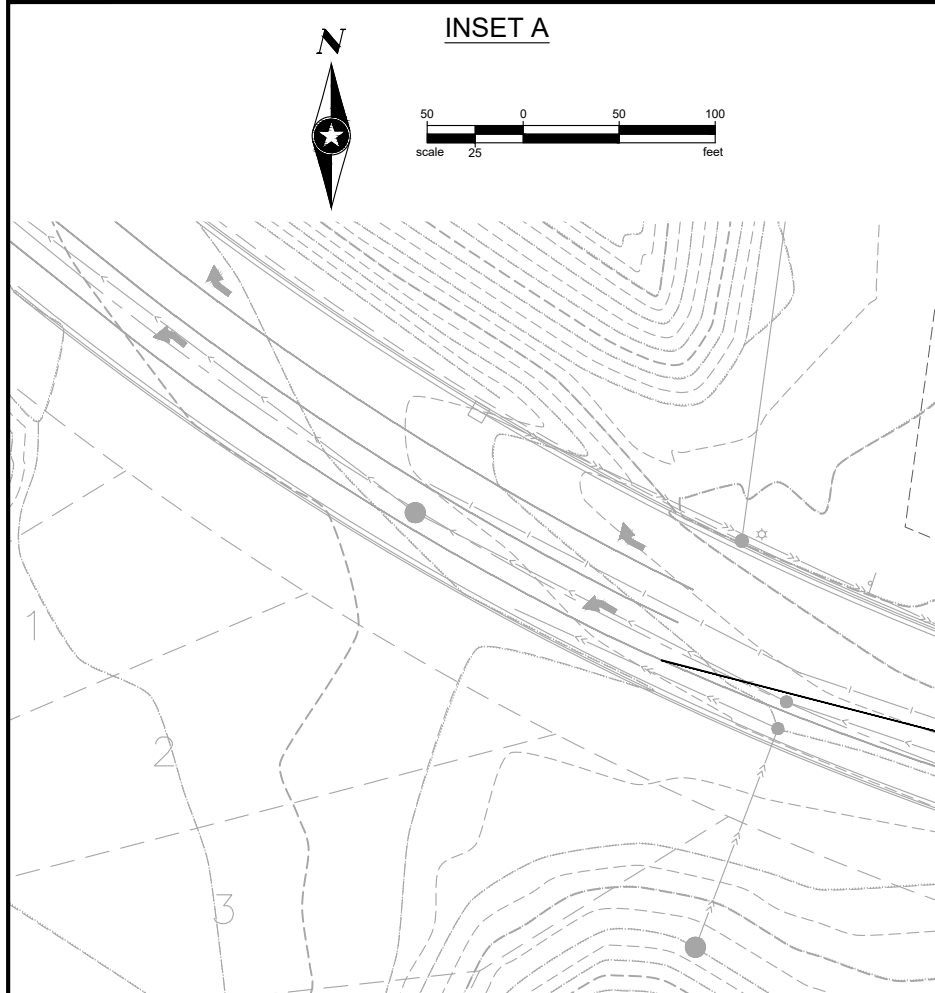
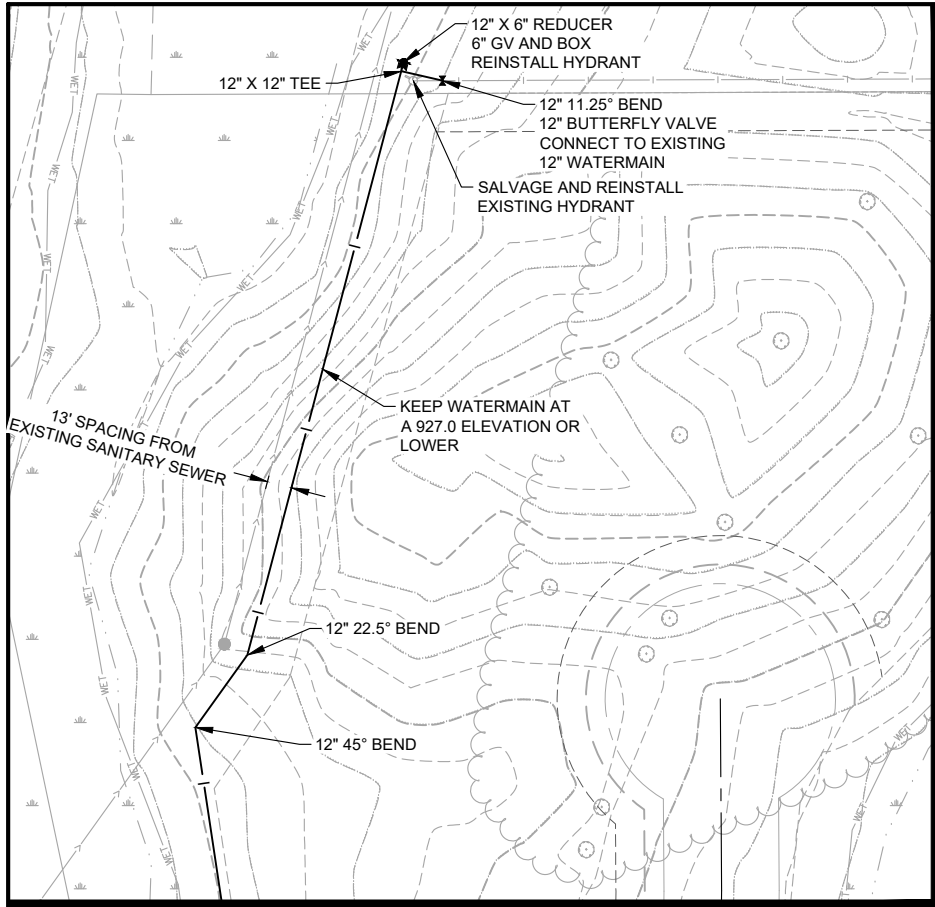
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Designed By	MJW	C	ADDRESS CITY COMMENTS	6/19/2023	.		
Checked By	BJR	B	UPDATED SITE PLAN	5/5/2023	E	UPDATED FUTURE ROAD ROW & EASEMENTS	8/18/2023
		A	ISSUED FOR REVIEW	4/18/2023			

I HEREBY CERTIFY THAT THIS PLAN 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.

*Bryan Remer*  
BRYAN REMER, PE  
DATE: 8/18/2023 LICENSE NO. 47588

**RED BARN PET RETREAT SITE DESIGN**  
CORCORAN, MINNESOTA

**GRADING PLAN**



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Drawn By	MJW	D	UPDATED FUTURE ROAD ROW & EASEMENTS	8/18/2023
Designed By	MJW	C	ADDRESS CITY COMMENTS	8/14/2023
Checked By	BJR	B	UPDATED SITE PLAN	5/5/2023
		A	ISSUED FOR REVIEW	4/18/2023

Rev.#	Revision Issue Description	Date
Rev.#	Revision Issue Description	Date

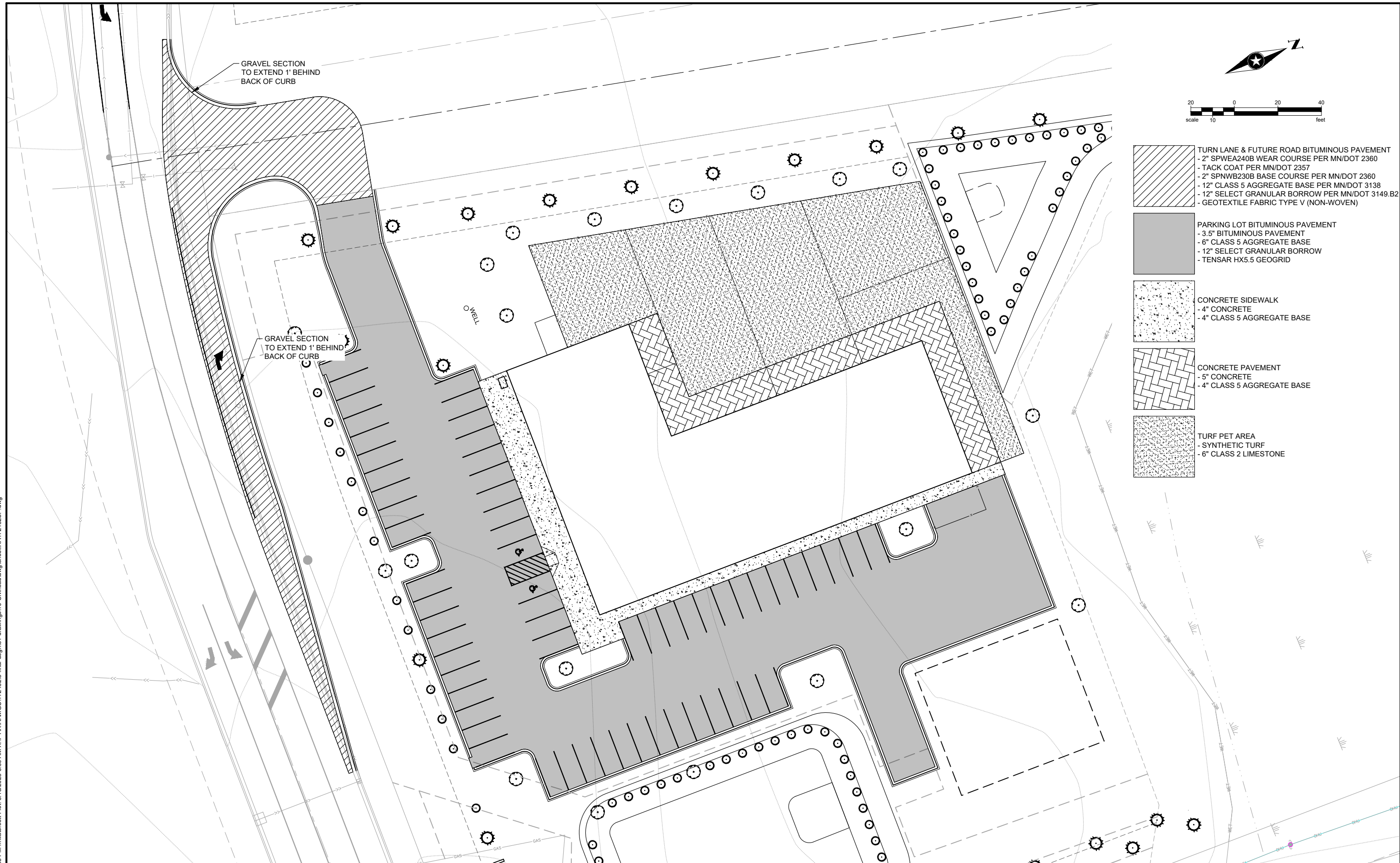
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

*Bryan Remer*  
 BRYAN REMER, PE  
 DATE: 8/18/2023 LICENSE NO. 47588





- TURN LANE & FUTURE ROAD BITUMINOUS PAVEMENT  
 - 2" SPWEA240B WEAR COURSE PER MN/DOT 2360  
 - TACK COAT PER MN/DOT 2357  
 - 2" SPNWB230B BASE COURSE PER MN/DOT 2360  
 - 12" CLASS 5 AGGREGATE BASE PER MN/DOT 3138  
 - 12" SELECT GRANULAR BORROW PER MN/DOT 3149.B2  
 - GEOTEXTILE FABRIC TYPE V (NON-WOVEN)
- PARKING LOT BITUMINOUS PAVEMENT  
 - 3.5" BITUMINOUS PAVEMENT  
 - 6" CLASS 5 AGGREGATE BASE  
 - 12" SELECT GRANULAR BORROW  
 - TENSAR HX5.5 GEOGRID
- CONCRETE SIDEWALK  
 - 4" CONCRETE  
 - 4" CLASS 5 AGGREGATE BASE
- CONCRETE PAVEMENT  
 - 5" CONCRETE  
 - 4" CLASS 5 AGGREGATE BASE
- TURF PET AREA  
 - SYNTHETIC TURF  
 - 6" CLASS 2 LIMESTONE



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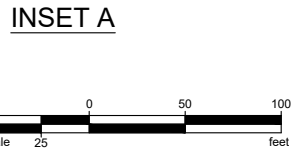
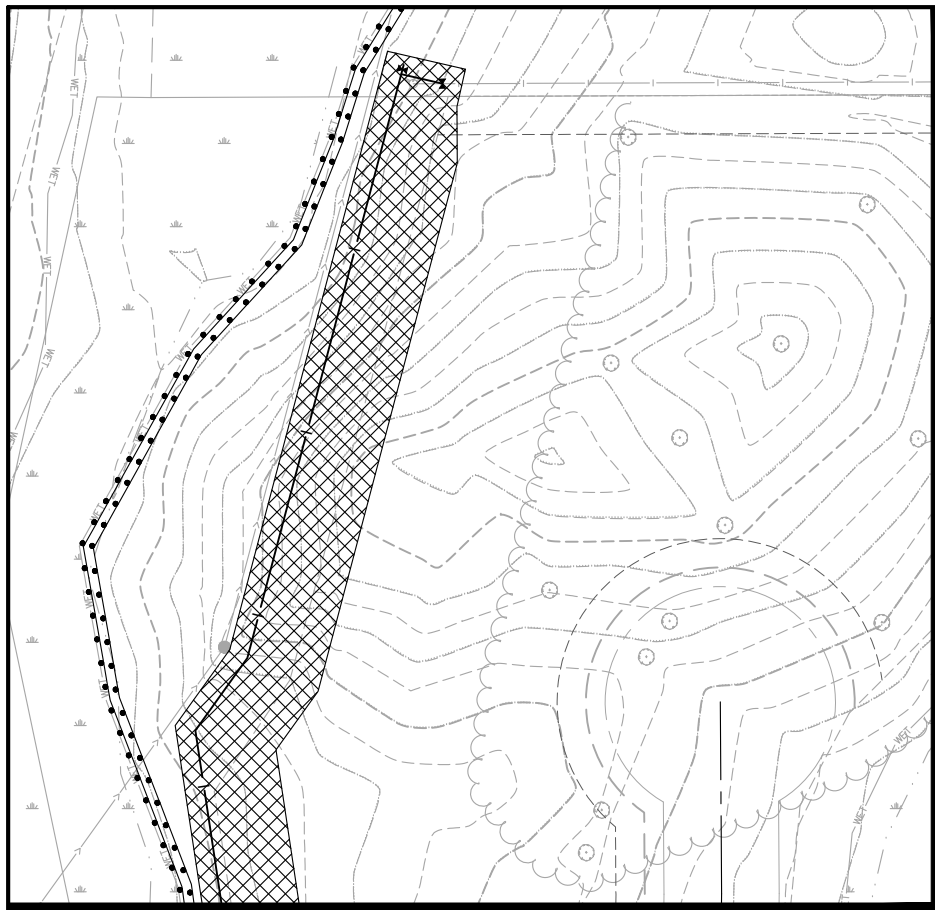
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Drawn By	MJW	D	UPDATED FUTURE ROAD ROW & EASEMENTS	8/18/2023	-		
Designed By	MJW	C	ADDRESS CITY COMMENTS	8/14/2023	-		
Checked By	BJR	B	UPDATED SITE PLAN	5/5/2023	-		
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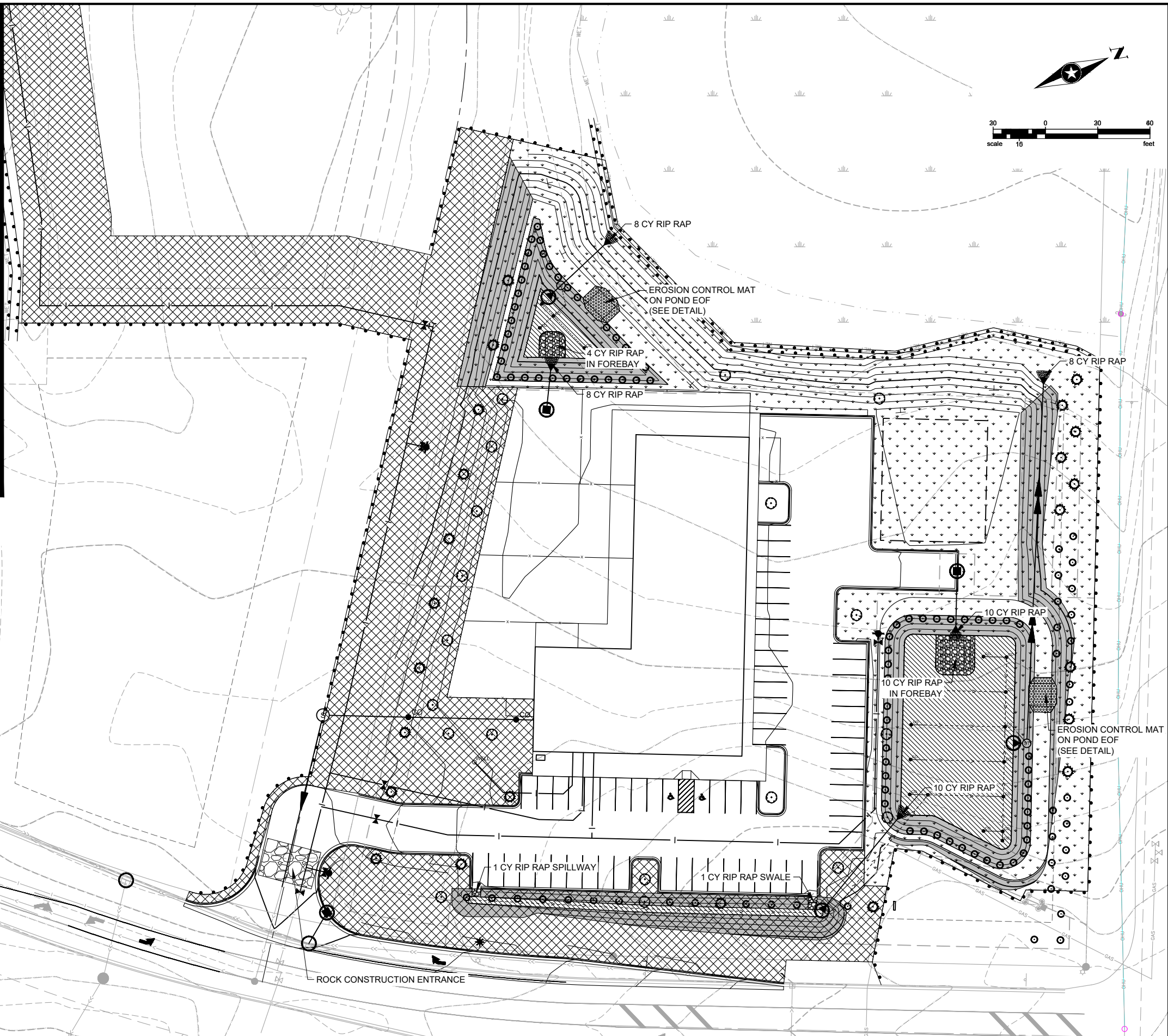
**RED BARN PET RETREAT SITE DESIGN**  
 CORCORAN, MINNESOTA



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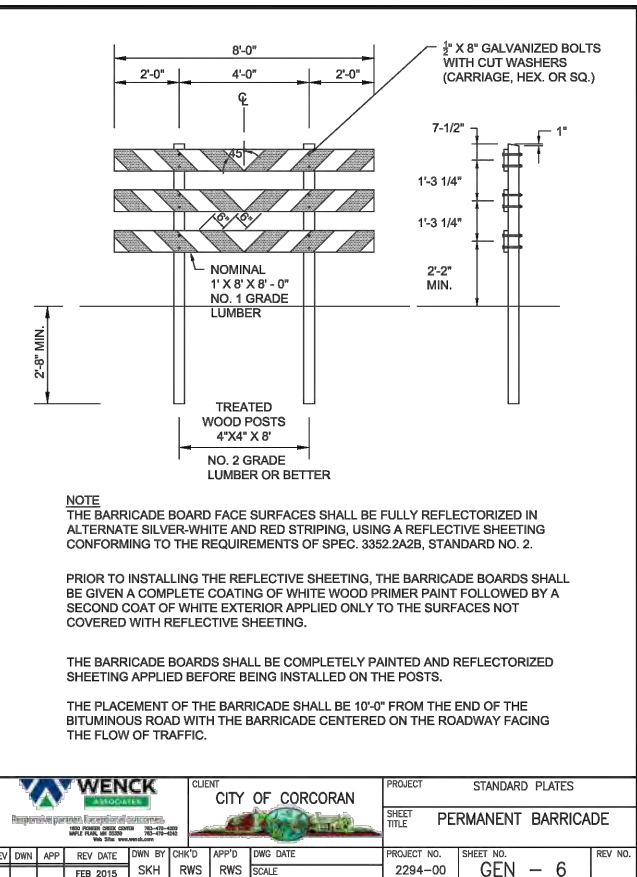
- EROSION CONTROL BLANKET (3:1 SLOPES)
- 35-221 (MNDOT 330) DRY PRAIRIE GENERAL MIX
- NATIVE SEED WITH MIX 33-261 (MNDOT 310), 34-271 (BWSR W2) OR EQUIVALENT
- MNDOT 25-131 SEED AT 220 POUNDS/ACRE STRAW MULCH AT 2 TONS/ACRE
- RIP RAP
- INLET PROTECTION
- SILT FENCE



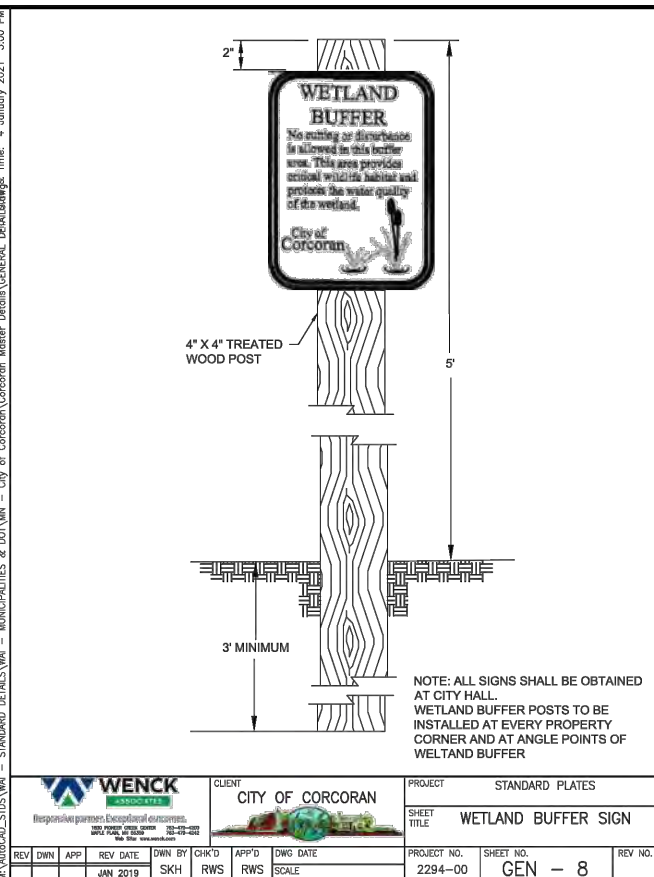
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Designed By	MJW	C	ADDRESS CITY COMMENTS	8/14/2023	.		
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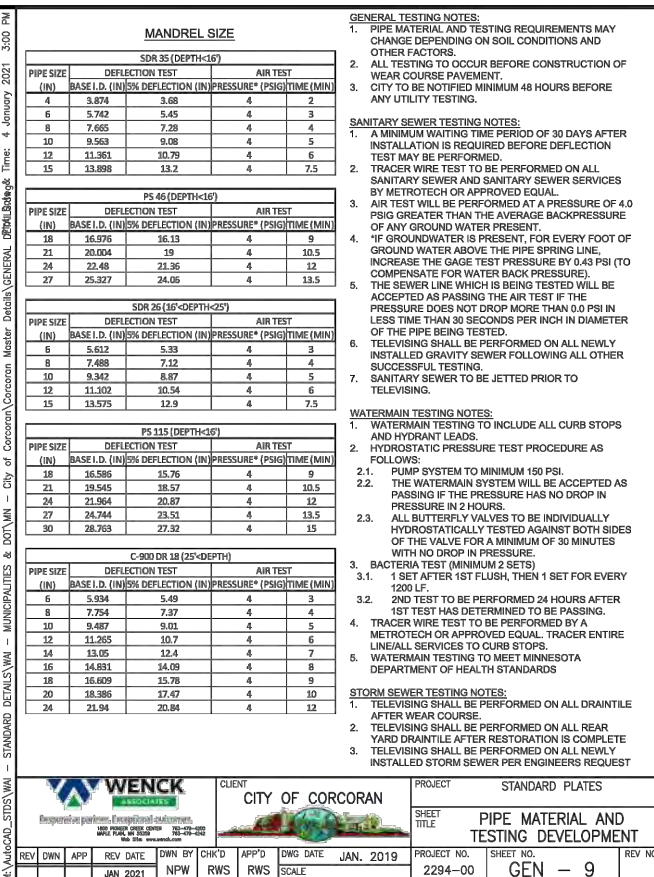




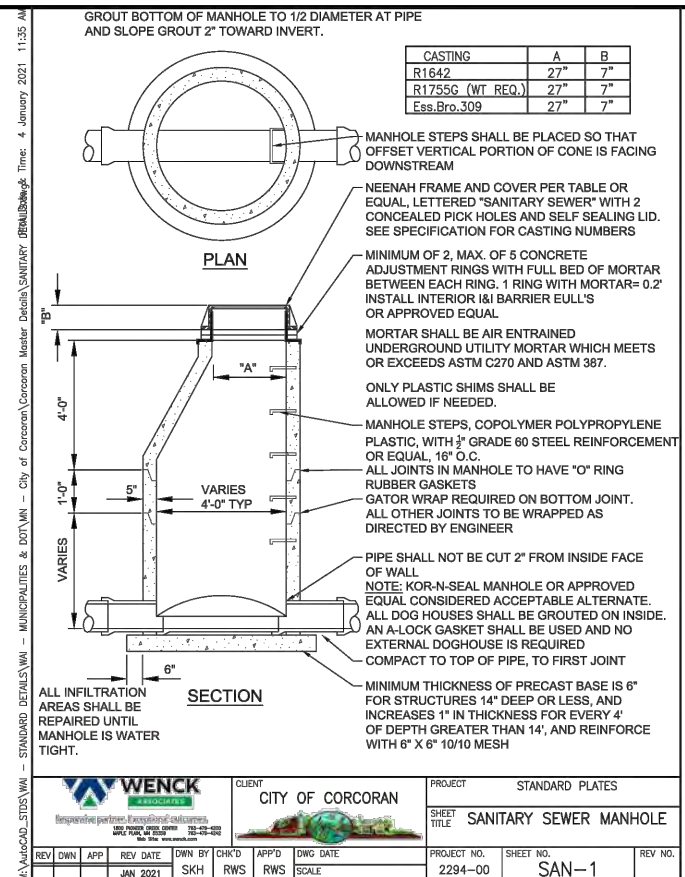
WENCK	CITY OF CORCORAN	STANDARD PLATES
PROJECT SHEET TITLE	PERMANENT BARRICADE	
REV. DWN. APP. REV. DATE	DWN. BY	CHK'D
FEB 2015	SKH	RWS
APP'D	DWG. DATE	SCALE
RWS		
PROJECT NO.	SHEET NO.	REV. NO.
2294-00	GEN - 6	



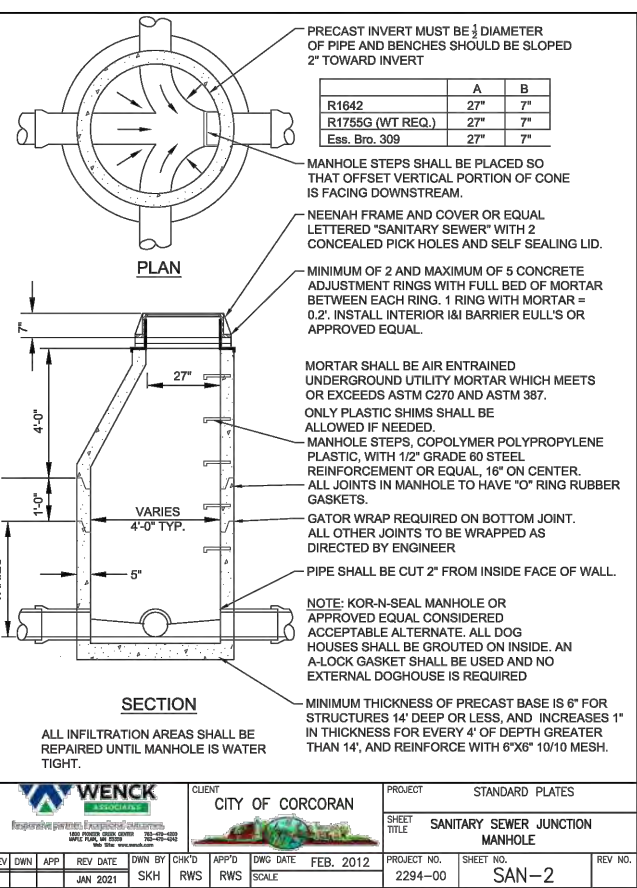
WENCK	CITY OF CORCORAN	STANDARD PLATES
PROJECT SHEET TITLE	WETLAND BUFFER SIGN	
REV. DWN. APP. REV. DATE	DWN. BY	CHK'D
JAN 2019	SKH	RWS
APP'D	DWG. DATE	SCALE
RWS		
PROJECT NO.	SHEET NO.	REV. NO.
2294-00	GEN - 8	



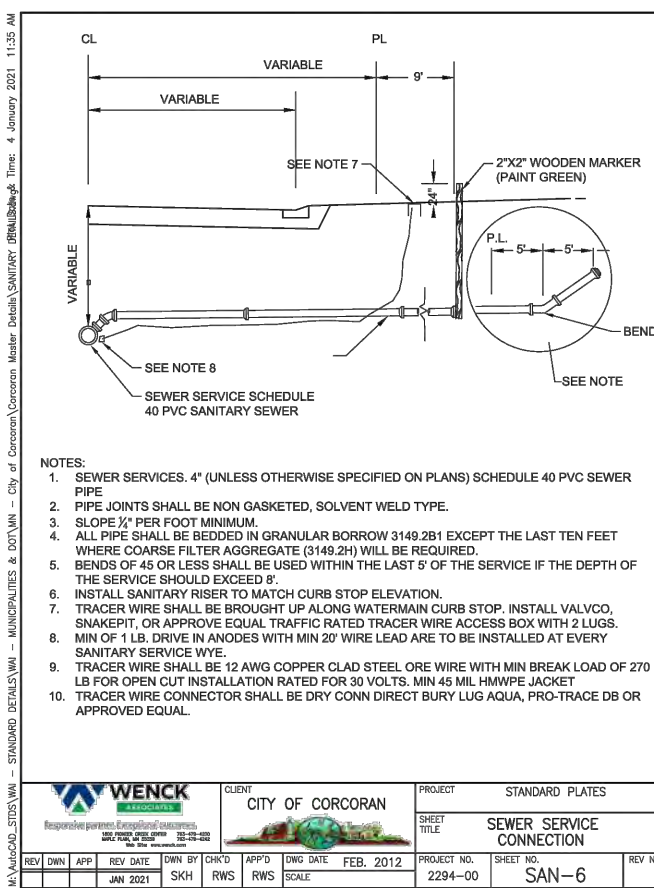
WENCK	CITY OF CORCORAN	STANDARD PLATES
PROJECT SHEET TITLE	PIPE MATERIAL AND TESTING DEVELOPMENT	
REV. DWN. APP. REV. DATE	DWN. BY	CHK'D
JAN 2021	NPW	RWS
APP'D	DWG. DATE	SCALE
RWS		
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2294-00	GEN - 9	



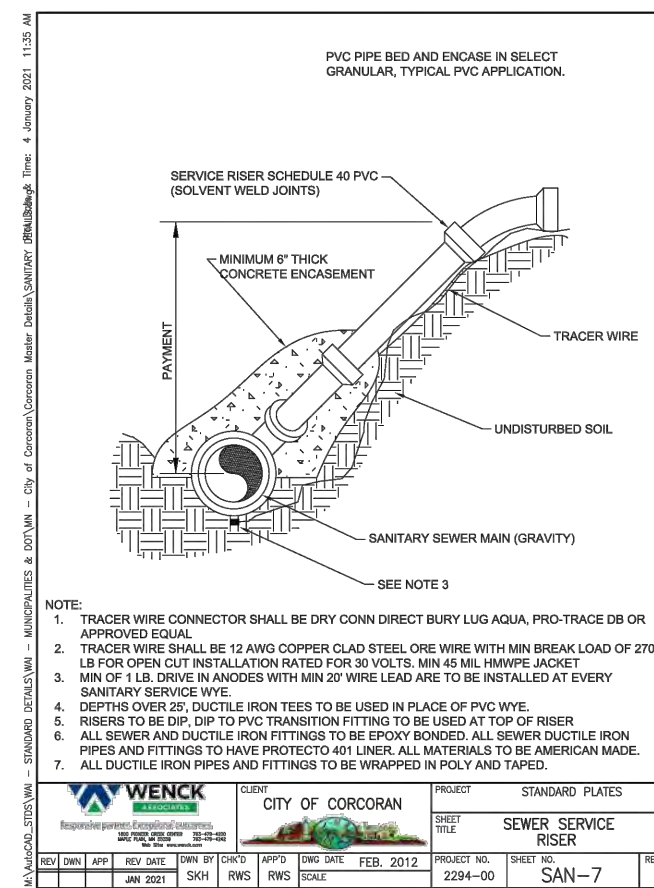
WENCK	CITY OF CORCORAN	STANDARD PLATES
PROJECT SHEET TITLE	SANITARY SEWER MANHOLE	
REV. DWN. APP. REV. DATE	DWN. BY	CHK'D
JAN 2021	SKH	RWS
APP'D	DWG. DATE	SCALE
RWS		
PROJECT NO.	SHEET NO.	REV. NO.
2294-00	SAN-1	



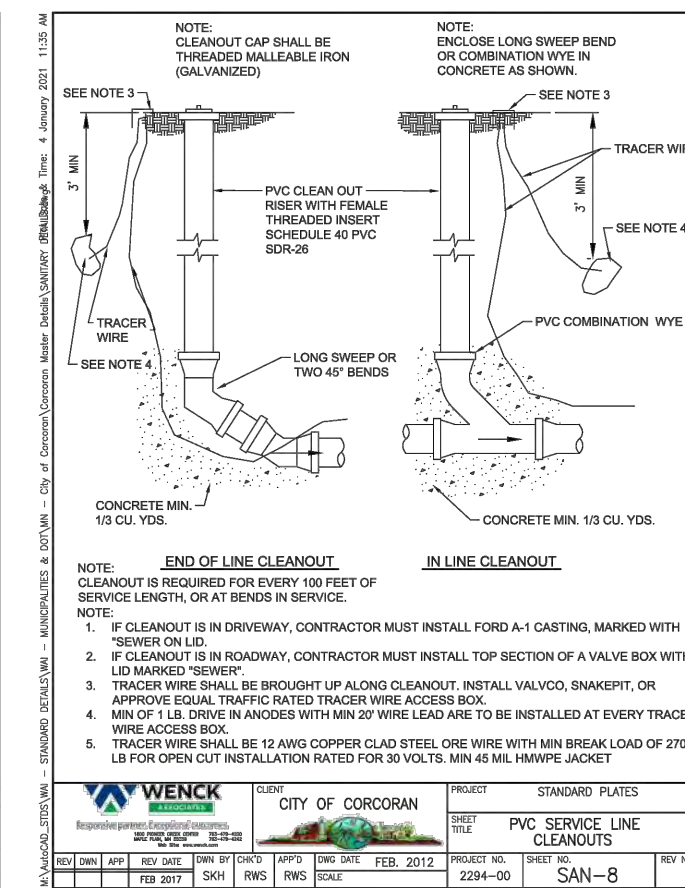
WENCK	CITY OF CORCORAN	STANDARD PLATES
PROJECT SHEET TITLE	SANITARY SEWER JUNCTION MANHOLE	
REV. DWN. APP. REV. DATE	DWN. BY	CHK'D
JAN 2021	SKH	RWS
APP'D	DWG. DATE	SCALE
RWS		
PROJECT NO.	SHEET NO.	REV. NO.
2294-00	SAN-2	



WENCK	CITY OF CORCORAN	STANDARD PLATES
PROJECT SHEET TITLE	SEWER SERVICE CONNECTION	
REV. DWN. APP. REV. DATE	DWN. BY	CHK'D
JAN 2021	SKH	RWS
APP'D	DWG. DATE	SCALE
RWS		
PROJECT NO.	SHEET NO.	REV. NO.
2294-00	SAN-6	



WENCK	CITY OF CORCORAN	STANDARD PLATES
PROJECT SHEET TITLE	SEWER SERVICE RISER	
REV. DWN. APP. REV. DATE	DWN. BY	CHK'D
JAN 2021	SKH	RWS
APP'D	DWG. DATE	SCALE
RWS		
PROJECT NO.	SHEET NO.	REV. NO.
2294-00	SAN-7	



WENCK	CITY OF CORCORAN	STANDARD PLATES
PROJECT SHEET TITLE	PVC SERVICE LINE CLEANOUTS	
REV. DWN. APP. REV. DATE	DWN. BY	CHK'D
FEB 2017	SKH	RWS
APP'D	DWG. DATE	SCALE
RWS		
PROJECT NO.	SHEET NO.	REV. NO.
2294-00	SAN-8	

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SEH Project	RAMGC - 172432	Rev.#	Revision Issue Description	Date	Rev.#	Revision Issue Description	Date
Drawn By	MJW	C	ADDRESS CITY COMMENTS	8/14/2023	.		
Designed By	MJW	B	UPDATED SITE PLAN	5/5/2023	.		
Checked By	BJR	A	ISSUED FOR REVIEW	4/18/2023	.		

I HEREBY CERTIFY THAT THIS PLAN 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.

**RED BARN PET RETREAT SITE DESIGN**  
CORCORAN, MINNESOTA

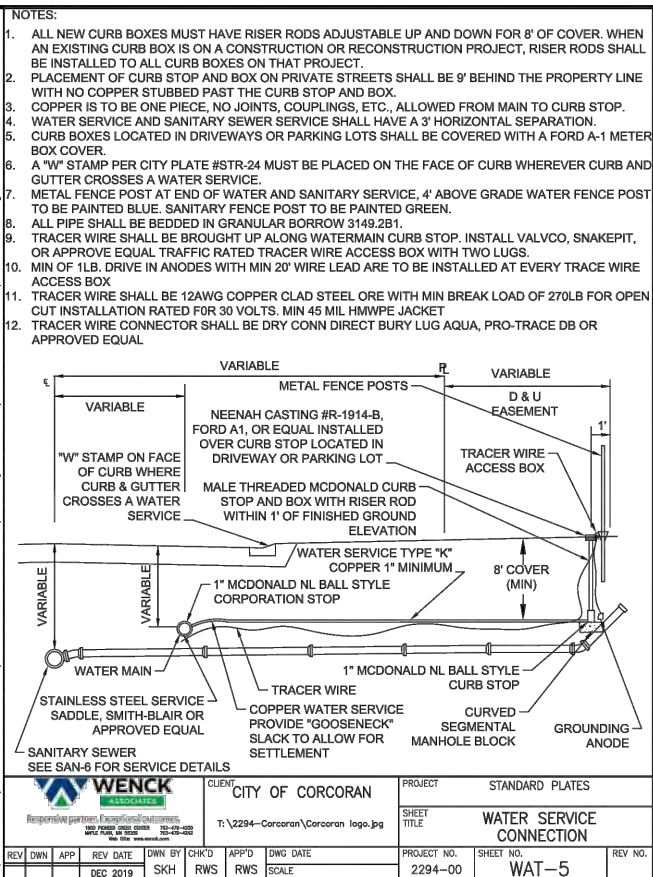
BRYAN REMER, PE  
DATE: 8/14/2023 LICENSE NO. 47588



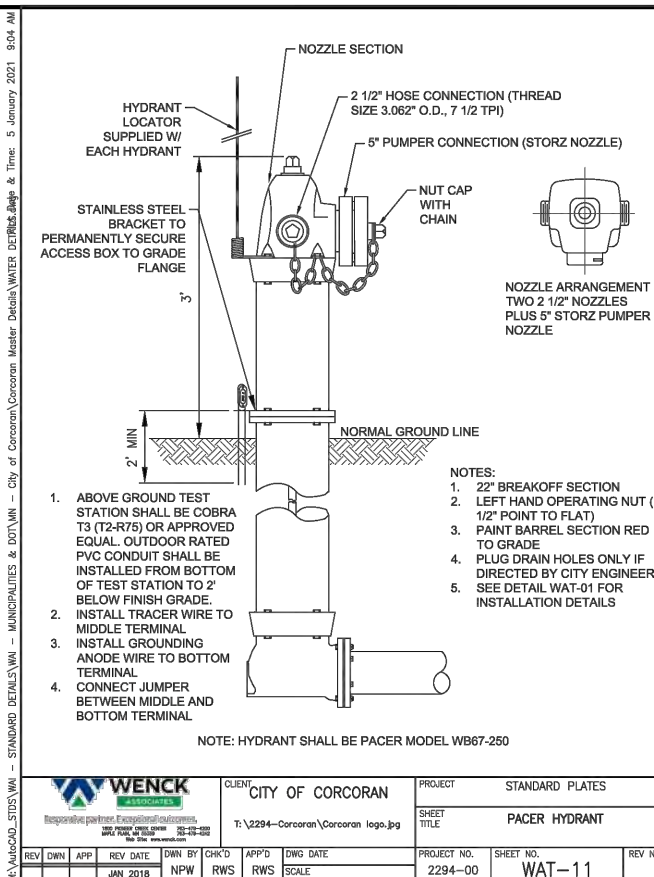




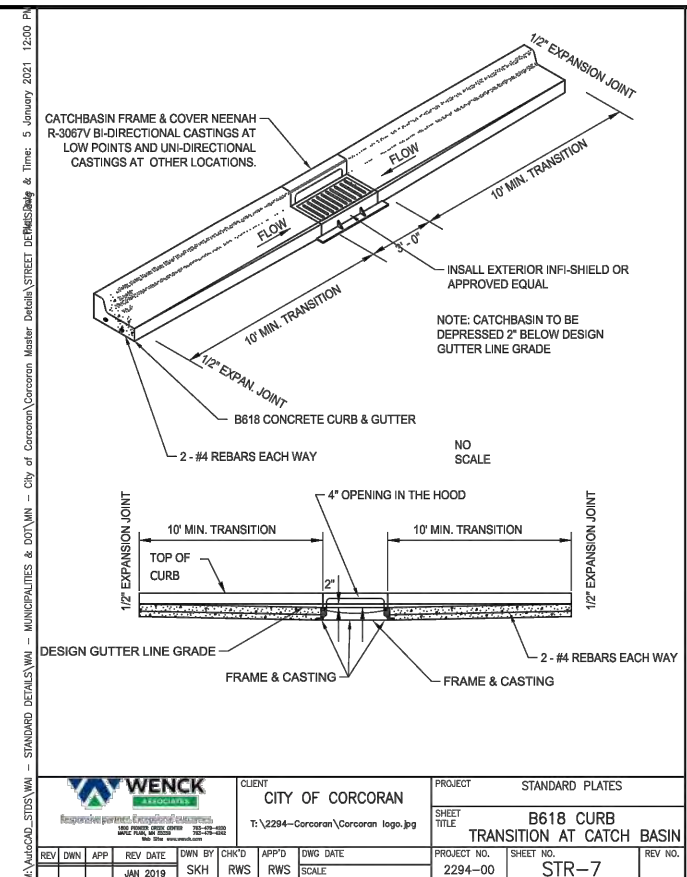
Notes:  
 1. ALL NEW CURB BOXES MUST HAVE RISER RODS ADJUSTABLE UP AND DOWN FOR 8" OF COVER. WHEN AN EXISTING CURB BOX IS ON A CONSTRUCTION OR RECONSTRUCTION PROJECT, RISER RODS SHALL BE INSTALLED TO ALL CURB BOXES ON THAT PROJECT.  
 2. PLACEMENT OF CURB STOP AND BOX ON PRIVATE STREETS SHALL BE 9' BEHIND THE PROPERTY LINE WITH NO COPPER STUBBED PAST THE CURB STOP AND BOX.  
 3. COPPER IS TO BE ONE PIECE, NO JOINTS, COUPLINGS, ETC., ALLOWED FROM MAIN TO CURB STOP. WATER SERVICE AND SANITARY SEWER SERVICE SHALL HAVE A 3" HORIZONTAL SEPARATION.  
 4. CURB BOXES LOCATED IN DRIVEWAYS OR PARKING LOTS SHALL BE COVERED WITH A FORD A-1 METER BOX COVER.  
 5. A "W" STAMP PER CITY PLATE #STR-24 MUST BE PLACED ON THE FACE OF CURB WHEREVER CURB AND GUTTER CROSSES A WATER SERVICE.  
 6. METAL FENCE POST AT END OF WATER AND SANITARY SERVICE. 4" ABOVE GRADE WATER FENCE POST TO BE PAINTED BLUE. SANITARY FENCE POST TO BE PAINTED GREEN.  
 7. ALL PIPE SHALL BE BEDDED IN GRANULAR BORROW 3149.2B1.  
 8. TRACER WIRE SHALL BE BROUGHT UP ALONG WATERMAIN CURB STOP. INSTALL VALVCO, SNAKEPIT, OR APPROVE EQUAL TRAFFIC RATED TRACER WIRE ACCESS BOX WITH TWO LUGS.  
 9. MIN OF 1LB. DRIVE IN ANODES WITH MIN 20' WIRE LEAD ARE TO BE INSTALLED AT EVERY TRACE WIRE ACCESS BOX.  
 10. TRACER WIRE SHALL BE 12AWG COPPER CLAD STEEL ORE WITH MIN BREAK LOAD OF 270LB FOR OPEN CUT INSTALLATION RATED FOR 30 VOLTS. MIN 45 MIL HMWPE JACKET.  
 11. TRACER WIRE CONNECTOR SHALL BE DRY CONN DIRECT BURY LUG AQUA, PRO-TRACE DB OR APPROVED EQUAL.



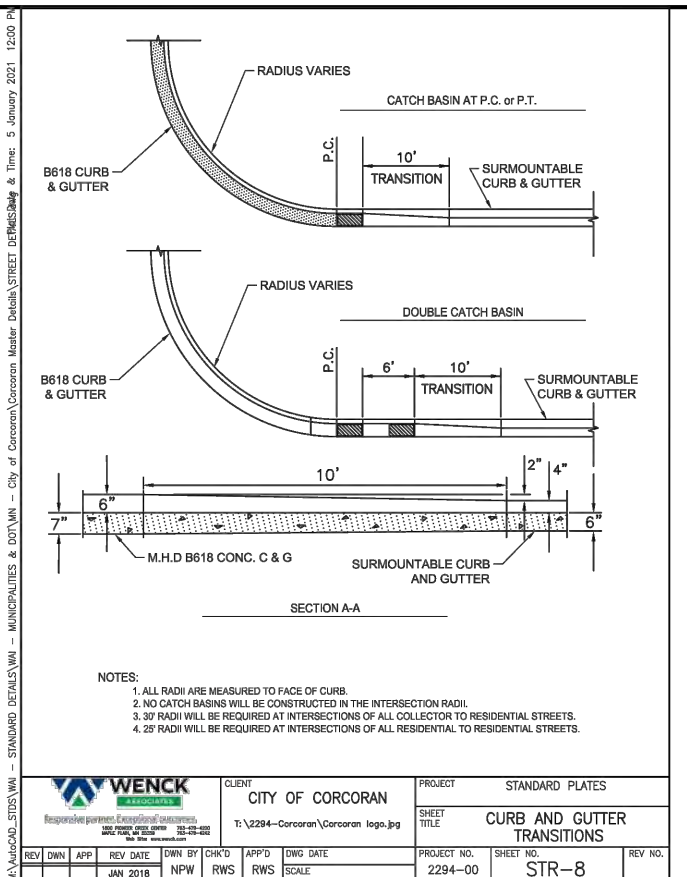
WENCK ASSOCIATES		CLIENT	CITY OF CORCORAN	PROJECT	STANDARD PLATES					
RESPONSIVE PARTNER PROFESSIONAL SOLUTIONS		PROJECT NO.	2294-00	SHEET NO.	WATER SERVICE CONNECTION					
1000 W. WASHINGTON ST. SUITE 200 CORCORAN, MN 56004		DATE	2294-00	SCALE	WAT-5					
REV	DWN	APP	REV DATE	DWN BY	CHK'D	APP'D	DWG DATE	PROJECT NO.	SHEET NO.	REV NO.
			DEC 2019	SKH	RWS	RWS	SCALE	2294-00	WAT-5	



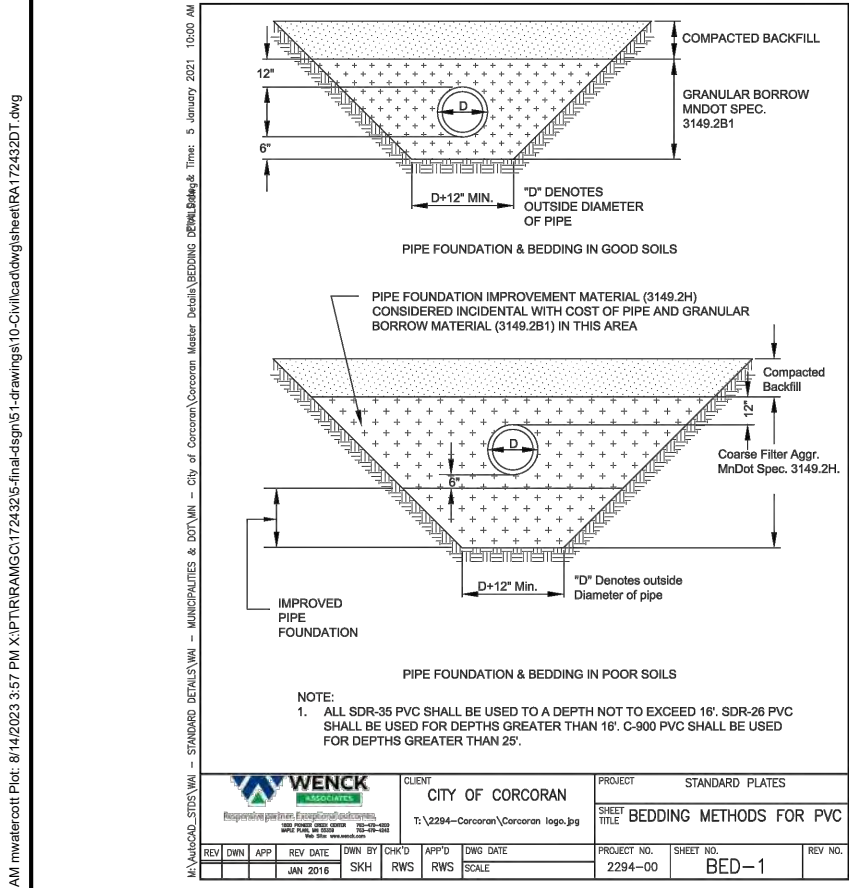
WENCK ASSOCIATES		CLIENT	CITY OF CORCORAN	PROJECT	STANDARD PLATES					
RESPONSIVE PARTNER PROFESSIONAL SOLUTIONS		PROJECT NO.	2294-00	SHEET NO.	PACER HYDRANT					
1000 W. WASHINGTON ST. SUITE 200 CORCORAN, MN 56004		DATE	2294-00	SCALE	WAT-11					
REV	DWN	APP	REV DATE	DWN BY	CHK'D	APP'D	DWG DATE	PROJECT NO.	SHEET NO.	REV NO.
			JAN 2018	NPW	RWS	RWS	SCALE	2294-00	WAT-11	



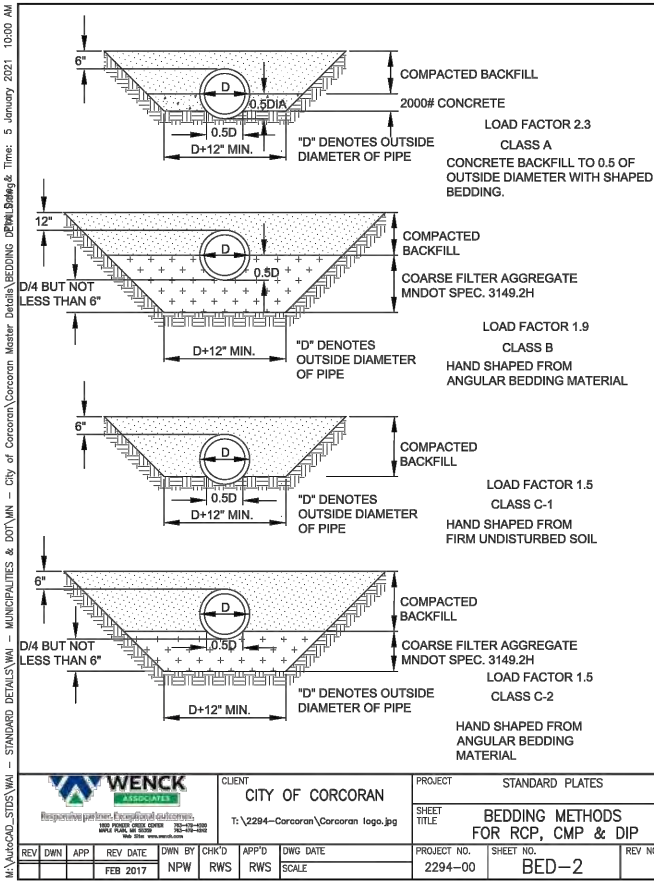
WENCK ASSOCIATES		CLIENT	CITY OF CORCORAN	PROJECT	STANDARD PLATES					
RESPONSIVE PARTNER PROFESSIONAL SOLUTIONS		PROJECT NO.	2294-00	SHEET NO.	B618 CURB TRANSITION AT CATCH BASIN					
1000 W. WASHINGTON ST. SUITE 200 CORCORAN, MN 56004		DATE	2294-00	SCALE	STR-7					
REV	DWN	APP	REV DATE	DWN BY	CHK'D	APP'D	DWG DATE	PROJECT NO.	SHEET NO.	REV NO.
			JAN 2019	SKH	RWS	RWS	SCALE	2294-00	STR-7	



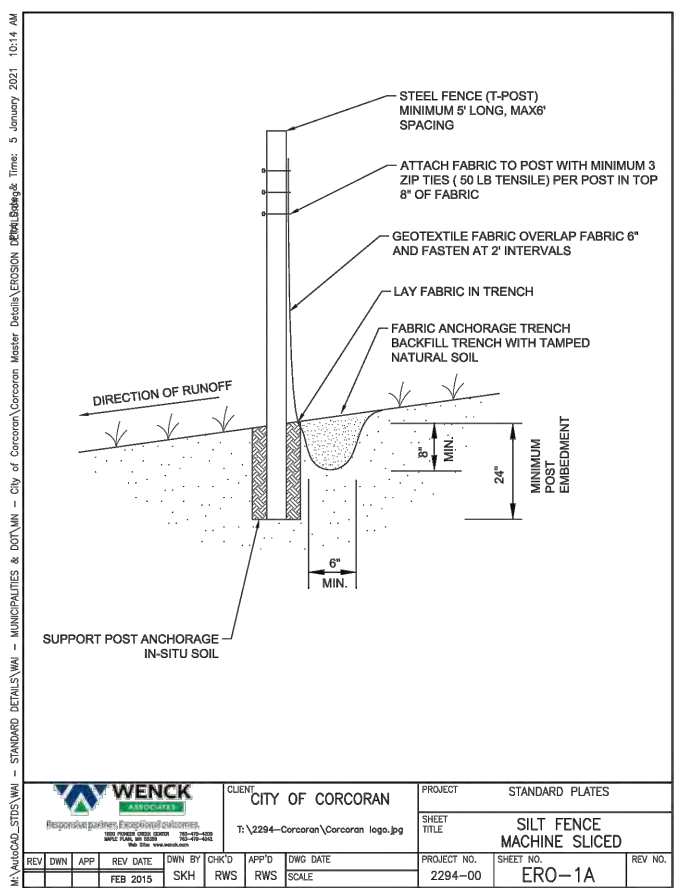
WENCK ASSOCIATES		CLIENT	CITY OF CORCORAN	PROJECT	STANDARD PLATES					
RESPONSIVE PARTNER PROFESSIONAL SOLUTIONS		PROJECT NO.	2294-00	SHEET NO.	CURB AND GUTTER TRANSITIONS					
1000 W. WASHINGTON ST. SUITE 200 CORCORAN, MN 56004		DATE	2294-00	SCALE	STR-8					
REV	DWN	APP	REV DATE	DWN BY	CHK'D	APP'D	DWG DATE	PROJECT NO.	SHEET NO.	REV NO.
			JAN 2018	NPW	RWS	RWS	SCALE	2294-00	STR-8	



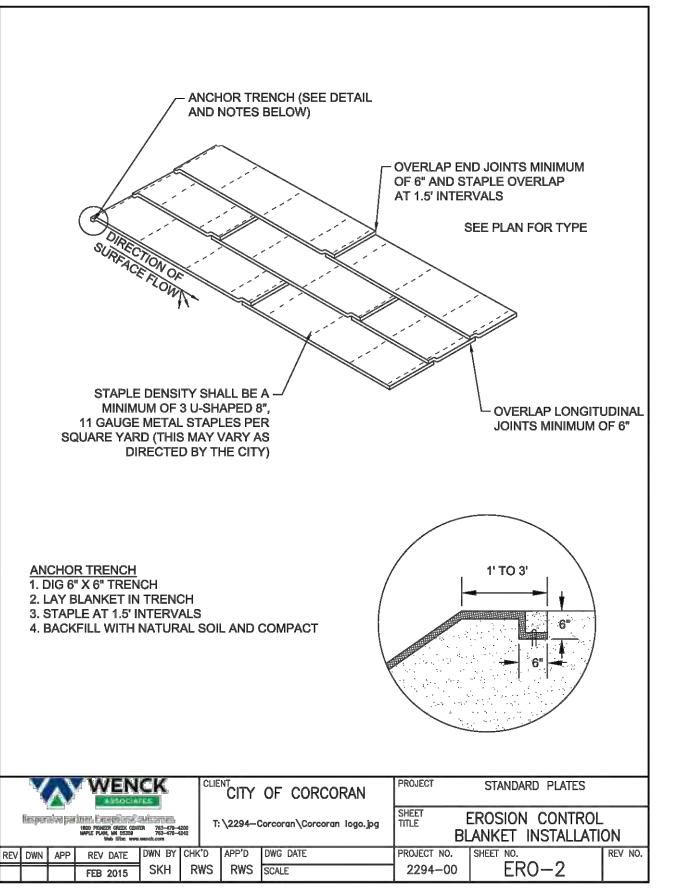
WENCK ASSOCIATES		CLIENT	CITY OF CORCORAN	PROJECT	STANDARD PLATES					
RESPONSIVE PARTNER PROFESSIONAL SOLUTIONS		PROJECT NO.	2294-00	SHEET NO.	BEDDING METHODS FOR PVC					
1000 W. WASHINGTON ST. SUITE 200 CORCORAN, MN 56004		DATE	2294-00	SCALE	BED-1					
REV	DWN	APP	REV DATE	DWN BY	CHK'D	APP'D	DWG DATE	PROJECT NO.	SHEET NO.	REV NO.
			JAN 2018	SKH	RWS	RWS	SCALE	2294-00	BED-1	



WENCK ASSOCIATES		CLIENT	CITY OF CORCORAN	PROJECT	STANDARD PLATES					
RESPONSIVE PARTNER PROFESSIONAL SOLUTIONS		PROJECT NO.	2294-00	SHEET NO.	BEDDING METHODS FOR RCP, CMP & DIP					
1000 W. WASHINGTON ST. SUITE 200 CORCORAN, MN 56004		DATE	2294-00	SCALE	BED-2					
REV	DWN	APP	REV DATE	DWN BY	CHK'D	APP'D	DWG DATE	PROJECT NO.	SHEET NO.	REV NO.
			FEB 2017	NPW	RWS	RWS	SCALE	2294-00	BED-2	



WENCK ASSOCIATES		CLIENT	CITY OF CORCORAN	PROJECT	STANDARD PLATES					
RESPONSIVE PARTNER PROFESSIONAL SOLUTIONS		PROJECT NO.	2294-00	SHEET NO.	SILT FENCE MACHINE SLICED					
1000 W. WASHINGTON ST. SUITE 200 CORCORAN, MN 56004		DATE	2294-00	SCALE	ERO-1A					
REV	DWN	APP	REV DATE	DWN BY	CHK'D	APP'D	DWG DATE	PROJECT NO.	SHEET NO.	REV NO.
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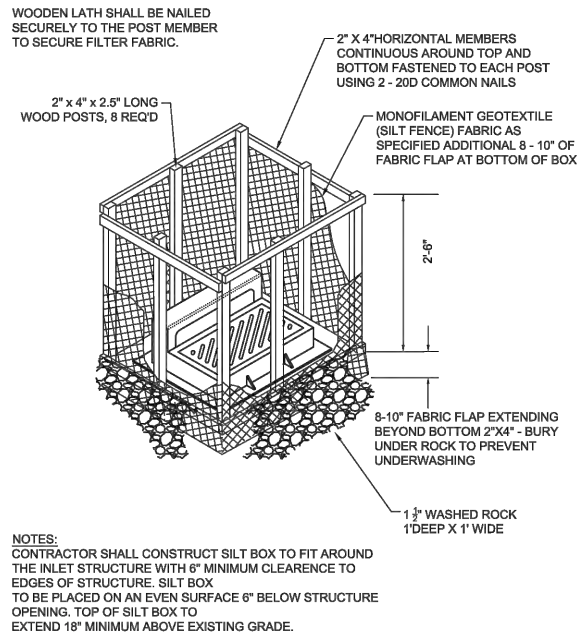


WENCK ASSOCIATES		CLIENT	CITY OF CORCORAN	PROJECT	STANDARD PLATES					
RESPONSIVE PARTNER PROFESSIONAL SOLUTIONS		PROJECT NO.	2294-00	SHEET NO.	EROSION CONTROL BLANKET INSTALLATION					
1000 W. WASHINGTON ST. SUITE 200 CORCORAN, MN 56004		DATE	2294-00	SCALE	ERO-2					
REV	DWN	APP	REV DATE	DWN BY	CHK'D	APP'D	DWG DATE	PROJECT NO.	SHEET NO.	REV NO.
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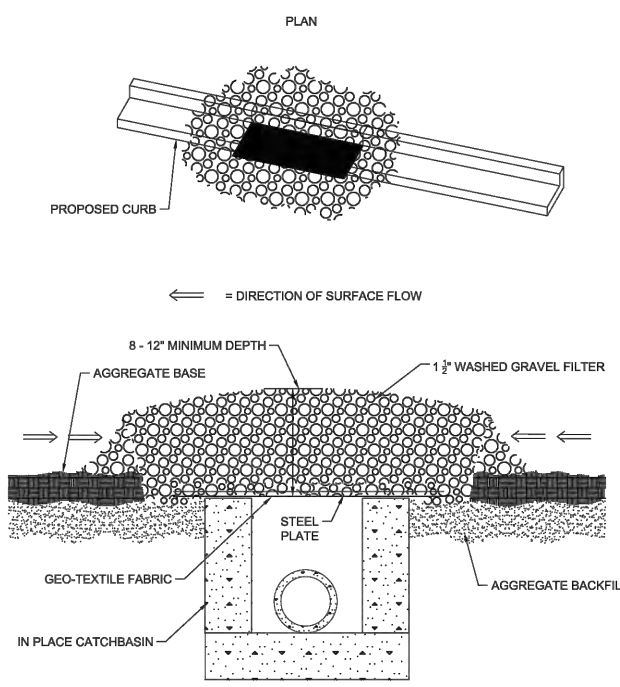
SEH Project	RAMGC - 172432	Rev.#		Revision Issue Description	Date	Rev.#	
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Designed By	MJW	B		UPDATED SITE PLAN	5/5/2023	.	
Checked By	BJR	A		ISSUED FOR REVIEW	4/18/2023	.	

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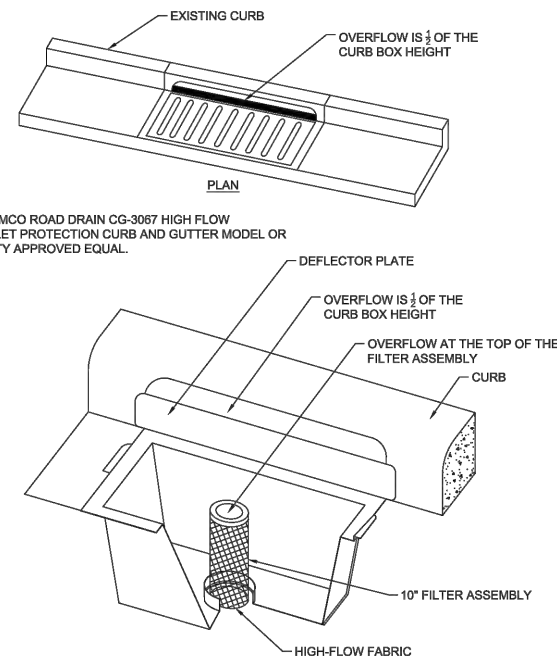
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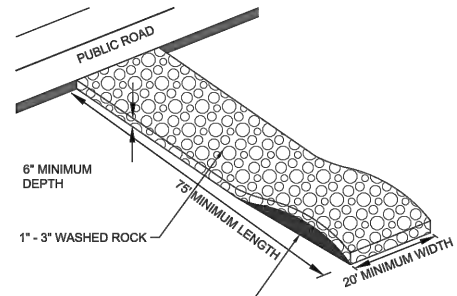
WENCK		CLIENT	CITY OF CORCORAN	PROJECT	STANDARD PLATES
SHEET TITLE		INLET PROTECTION SILT BOX FOR CATCH BASIN			
REV	DWN	APP	REV DATE	DWN BY	CHK'D
			FEB 2015	SKH	RWS
PROJECT NO.		2294-00			
SHEET NO.		ERO-4A			



WENCK		CLIENT	CITY OF CORCORAN	PROJECT	STANDARD PLATES
SHEET TITLE		INLET PROTECTION CATCH BASIN ROCK FILTER			
REV	DWN	APP	REV DATE	DWN BY	CHK'D
			FEB 2015	SKH	RWS
PROJECT NO.		2294-00			
SHEET NO.		ERO-4B			

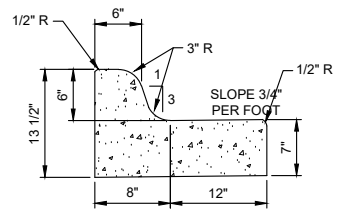


WENCK		CLIENT	CITY OF CORCORAN	PROJECT	STANDARD PLATES
SHEET TITLE		INLET PROTECTION CATCH BASIN INSERT			
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			FEB 2015	SKH	RWS
PROJECT NO.		2294-00			
SHEET NO.		ERO-4C			

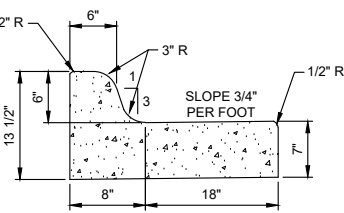


NOTE:  
 FILTER FABRIC SHALL BE PLACED UNDER ROCK TO STOP MUD MIGRATION THROUGH ROCK.  
 ENTRANCE MUST BE MAINTAINED TO PREVENT SEDIMENTATION ON PUBLIC ROADWAYS. FUGITIVE ROCKS WILL BE REMOVED FROM ADJACENT ROADWAYS DAILY OR MORE FREQUENTLY AS NECESSARY.

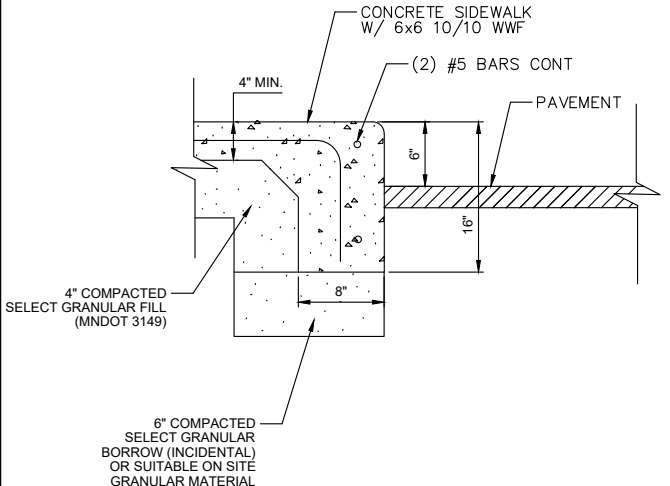
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SHEET TITLE		CONSTRUCTION ENTRANCE (ROCK)			
REV	DWN	APP	REV DATE	DWN BY	CHK'D
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PROJECT NO.		2294-00			
SHEET NO.		ERO-6			



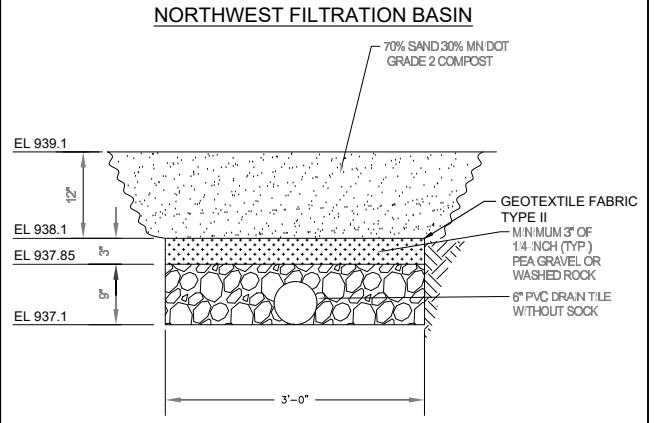
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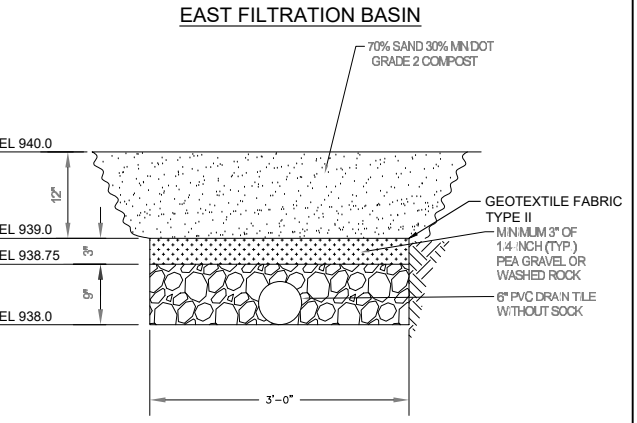
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NTS



WENCK		CLIENT	CITY OF CORCORAN	PROJECT	STANDARD PLATES
SHEET TITLE		TYPICAL FILTRATION BASIN			
REV	DWN	APP	REV DATE	DWN BY	CHK'D
			FEB 2020	NPW	RWS
PROJECT NO.		2294-00			
SHEET NO.		STO-20			



WENCK		CLIENT	CITY OF CORCORAN	PROJECT	STANDARD PLATES
SHEET TITLE		TYPICAL FILTRATION BASIN			
REV	DWN	APP	REV DATE	DWN BY	CHK'D
			FEB 2020	NPW	RWS
PROJECT NO.		2294-00			
SHEET NO.		STO-20			

SEH	CURB AND GUTTER		Revised:	Oct. 2011
	SEH Plate No.		STR-19	

SEH	MONOLITHIC SIDEWALK EDGE		Revised:	Oct. 2011
	SEH Plate No.		STR-19	

SEH Project	RAMGC - 172432	Rev.#		Revision Issue Description	Date	Rev.#		Revision Issue Description	Date
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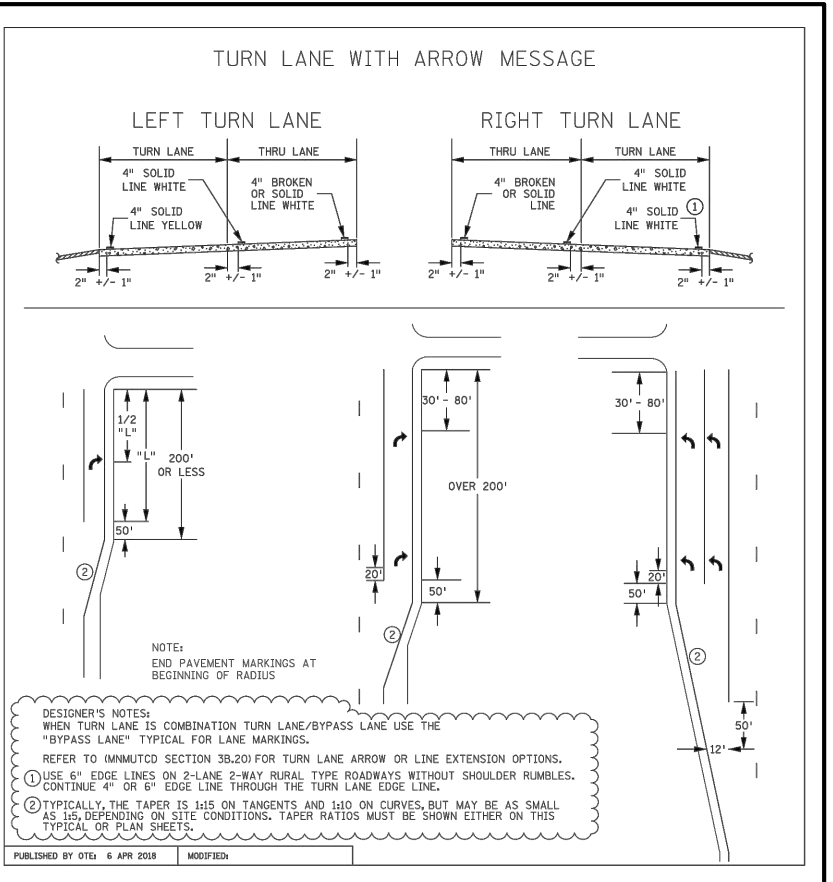
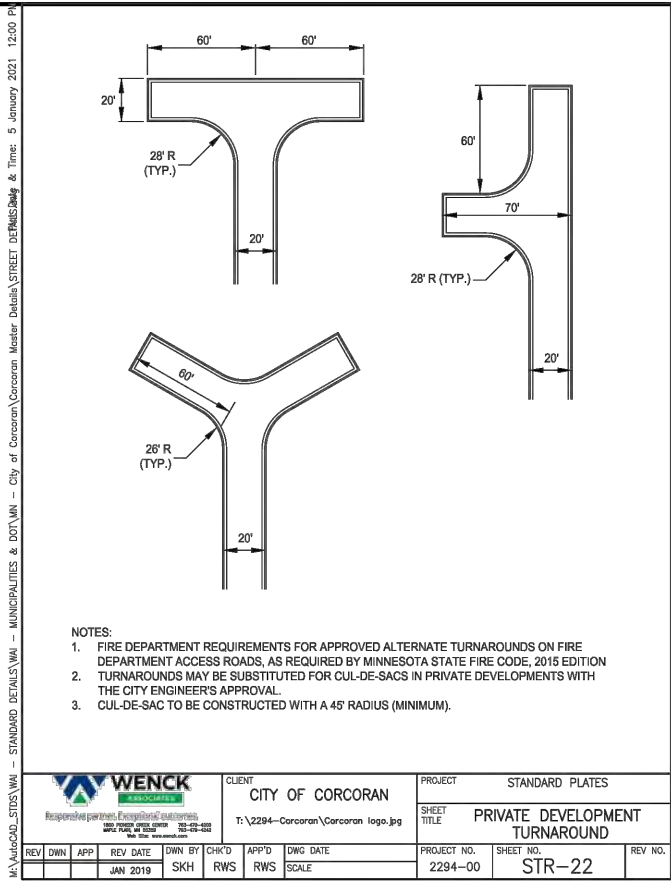
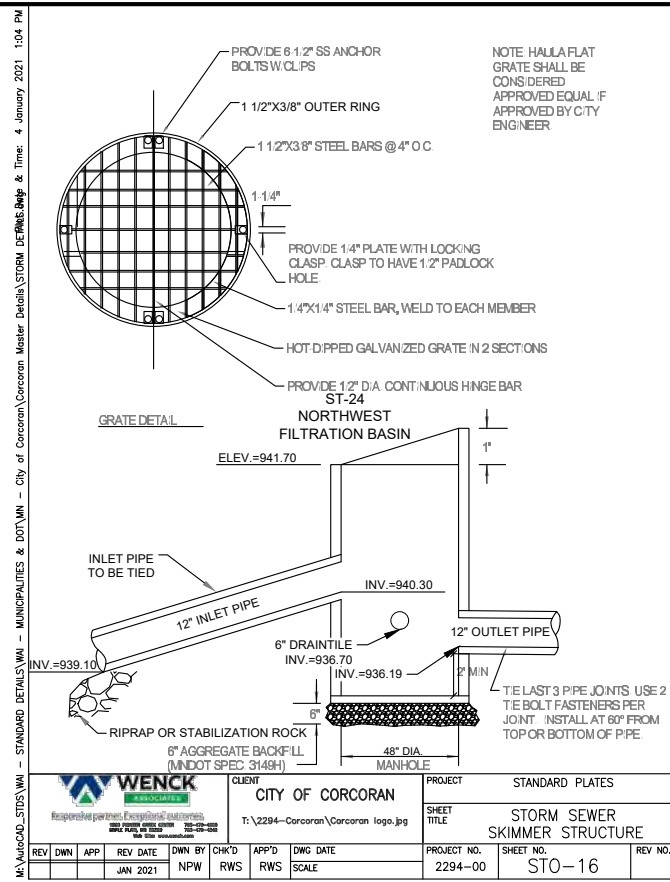
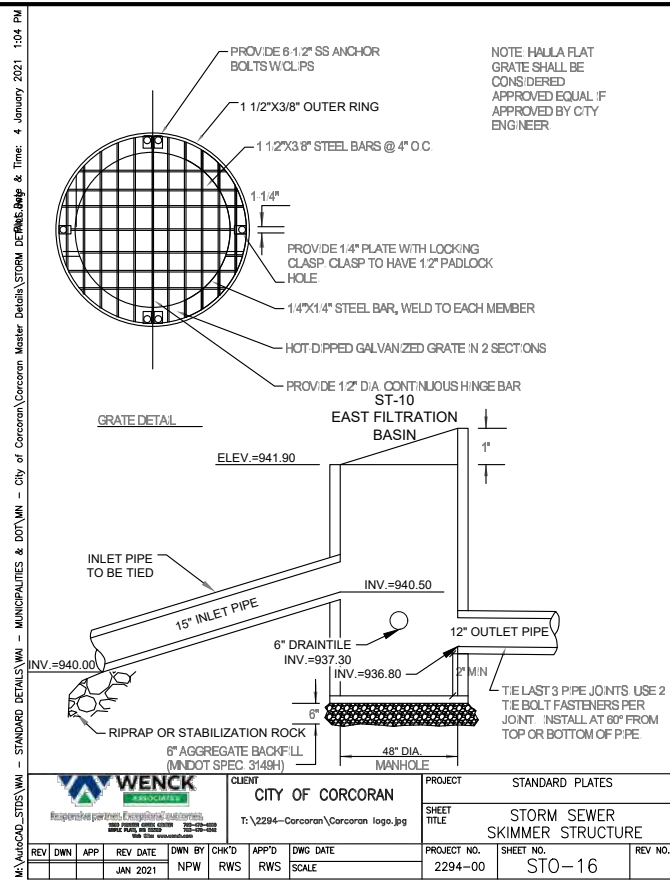
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BRYAN REMER, PE  
 DATE: 8/14/2023 LICENSE NO. 47588

RED BARN PET RETREAT SITE DESIGN  
 CORCORAN, MINNESOTA

CIVIL DETAILS





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RED BARN PET RETREAT SITE DESIGN  
CORCORAN, MINNESOTA

CIVIL DETAILS

**SWPPP SUMMARY/OVERVIEW:**

THIS STORM WATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN DEVELOPED TO ADDRESS THE REQUIREMENTS OF NPDES PERMIT MN R100001. THIS SWPPP INCLUDES A COMBINATION OF NARRATIVE AND PLAN SHEETS THAT DESCRIBE THE TEMPORARY AND PERMANENT STORM WATER MANAGEMENT PLAN FOR THE PROJECT.

**PROJECT INFORMATION:**

LOCATION:	CORCORAN, MINNESOTA
LATITUDE/LONGITUDE:	45°8'26.7"N / 93°31'23.7"W
PROJECT DESCRIPTION:	RED BARN PET RETREAT SITE DESIGN
SOIL DISTURBING ACTIVITIES:	GRADING, UTILITIES, SURFACING, TURF ESTABLISHMENT

**CONTACTS:**

OWNER:	RED BARN PET RETREAT
CONTACT:	DANIEL BENJAMIN
ADDRESS:	19520 STIEG RD, CORCORAN, MN 55374
PHONE:	612.799.3256
EMAIL:	DBENJAMINABS@GMAIL.COM

ENGINEER:	SHORT ELLIOTT HENDRICKSON INC. (SEH)
CONTACT:	BRYAN REMER
PHONE:	320.266.6235
EMAIL:	BREMER@SEHINC.COM
PROJECT NO.:	172432

**KNOWLEDGEABLE PERSON/CHAIN OF RESPONSIBILITY**

THE CONTRACTOR SHALL IDENTIFY A PERSON KNOWLEDGEABLE AND EXPERIENCED IN THE APPLICATION OF EROSION PREVENTION AND SEDIMENT CONTROL BMPs WHO WILL COORDINATE WITH ALL CONTRACTORS, SUBCONTRACTORS, AND OPERATORS ON-SITE TO OVERSEE THE IMPLEMENTATION OF THE SWPPP.

CONTRACTOR	RAM GENERAL CONTRACTING INC
CONTACT	JOHN LOGEAS
PHONE	320.237.2015
EMAIL	JOHN@RAMBUILDINGS.COM

THE CONTRACTOR SHALL ESTABLISH A CHAIN OF RESPONSIBILITY FOR ALL CONTRACTORS AND SUB-CONTRACTORS ON SITE TO ENSURE THE SWPPP IS BEING PROPERLY IMPLEMENTED AND MAINTAINED. THE CONTRACTOR SHALL PROVIDE THE CHAIN OF RESPONSIBILITY TO THE OWNER AND ATTACH TO THE SWPPP PRIOR TO ANY CONSTRUCTION ACTIVITY.

**GENERAL SWPPP RESPONSIBILITIES:**

THE CONTRACTOR SHALL KEEP THE SWPPP, INCLUDING ALL AMENDMENTS AND INSPECTION AND MAINTENANCE RECORDS ON SITE DURING CONSTRUCTION.

THE SWPPP WILL BE AMENDED AS NEEDED AND/OR AS REQUIRED BY PROVISIONS OF THE PERMIT. PERMITTEES MUST AMEND THE SWPPP TO INCLUDE ADDITIONAL OR MODIFIED BMPs AS NECESSARY TO CORRECT PROBLEMS IDENTIFIED OR ADDRESS SITUATIONS WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, WEATHER OR SEASONAL CONDITIONS HAVING A SIGNIFICANT EFFECT ON THE DISCHARGE OF POLLUTANTS TO SURFACE WATERS OR GROUNDWATER. AMENDMENTS WILL BE APPROVED BY BOTH THE OWNER AND CONTRACTOR AND WILL BE ATTACHED OR OTHERWISE INCLUDED WITH THE SWPPP DOCUMENTS. THE SWPPP AMENDMENTS SHALL BE INITIATED, FACILITATED, AND PROCESSED BY THE CONTRACTOR.

ALL SWPPP CHANGES MUST BE DONE BY AN INDIVIDUAL TRAINED IN ACCORDANCE WITH SECTION 21.2. CHANGES INVOLVING THE USE OF A LESS STRINGENT BMP MUST INCLUDE A JUSTIFICATION DESCRIBING HOW THE REPLACEMENT BMP IS EFFECTIVE FOR THE SITE CHARACTERISTICS.

BOTH THE OWNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER TERMINATION AND/OR TRANSFER OF THE PERMIT.

**LONG TERM OPERATION AND MAINTENANCE**

THE OWNER WILL BE RESPONSIBLE OR WILL OTHERWISE IDENTIFY WHO WILL BE RESPONSIBLE FOR THE LONG TERM OPERATION AND MAINTENANCE OF THE PERMANENT STORMWATER MANAGEMENT SYSTEM(S).

THE OWNER WILL PREPARE AND IMPLEMENT A PERMANENT STORMWATER TREATMENT SYSTEM(S) MAINTENANCE PLAN.



**TRAINING DOCUMENTATION:**

PREPARER/DESIGNER OF SWPPP:	MAX WATERCOTT
EMPLOYER:	SHORT ELLIOT HENDRICKSON INC.
DATE OBTAINED / REFRESHED	OCTOBER 2020
INSTRUCTOR(S)/ENTITY PROVIDING TRAINING:	UNIVERSITY OF MINNESOTA

CONTENT OF TRAINING AVAILABLE UPON REQUEST.

THE CONTRACTOR (OPERATOR) SHALL ADD TO THE SWPPP TRAINING RECORDS FOR THE FOLLOWING PERSONNEL:

- INDIVIDUALS OVERSEEING THE IMPLEMENTATION OF, REVISING, AND AMENDING THE SWPPP
- INDIVIDUALS PERFORMING INSPECTIONS
- INDIVIDUALS PERFORMING OR SUPERVISING THE INSTALLATION, MAINTENANCE AND REPAIR OF BMPs

TRAINING MUST RELATE TO THE INDIVIDUAL'S JOB DUTIES AND RESPONSIBILITIES AND SHALL INCLUDE:

- 1) DATES OF TRAINING
- 2) NAME OF INSTRUCTORS
- 3) CONTENT AND ENTITY PROVIDING TRAINING

THE CONTRACTOR SHALL ENSURE THAT THE INDIVIDUALS ARE TRAINED BY LOCAL, STATE, FEDERAL AGENCIES, PROFESSIONAL ORGANIZATIONS, OR OTHER ENTITIES WITH EXPERTISE IN EROSION PREVENTION, SEDIMENT CONTROL, PERMANENT STORMWATER MANAGEMENT AND THE MINNESOTA NPDES/SDS CONSTRUCTION STORMWATER PERMIT.

**PROJECT SUMMARY:**

TOTAL DISTURBED AREA:	4.62 AC
PRE-CONSTRUCTION IMPERVIOUS AREA:	0.00 AC
POST-CONSTRUCTION IMPERVIOUS AREA:	1.64 AC
IMPERVIOUS AREA ADDED:	1.64 AC

RECEIVING WATER(S) WITHIN ONE MILE FROM PROJECT BOUNDARIES:  
(<http://pca-gis02.pca.state.mn.us/CSW/index.html>)

ID	NAME	TYPE	SPECIAL WATER?	IMPAIRED WATER?	CONSTRUCTION RELATED IMPAIRMENT OR SPECIAL WATER CLASSIFICATION	TMDL
07010206-732	RUSH CREEK	STREAM	N	Y	NA	NA

ADDITIONAL BMPs AND/OR ACTIONS REQUIRED:  
SEE SECTION 23 OF THE PERMIT AND APPLICABLE TMDL WLA'S

WATERBODY	NO WORK DURING
LAKES	APRIL 1 - JUNE 30
NON-TROUT STREAMS	MARCH 15 - JUNE 15
TROUT STREAMS	SEPTEMBER 1 - APRIL 1

SEE DNR PERMIT FOR MORE INFORMATION

SITE SOIL INFORMATION: (<http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>)  
(SOIL INFORMATION PROVIDED IS FOR NPDES PERMIT INFORMATION ONLY. SOIL INFORMATION WAS OBTAINED FROM THE USGS WEBSITE. THE CONTRACTOR SHALL NOT RELY ON THIS SOIL INFORMATION FOR CONSTRUCTION PURPOSES.)

SOIL NAME:	HYDROLOGIC CLASSIFICATION:
DUNDAS-CORDOVA COMPLEX, 0 TO 3 PERCENT SLOPES	C/D
ANGUS-MOON COMPLEX, 2 TO 5 PERCENT SLOPES	B
ANTICIPATED RANGE OF PARTICLE SIZES	NA

**RELATED REVIEWS & PERMITS:**

ENVIRONMENTAL, WETLAND, ENDANGERED OR THREATENED SPECIES, ARCHEOLOGICAL, LOCAL, STATE, AND/OR FEDERAL REVIEWS/PERMITS:

AGENCY:	TYPE OF PERMIT:
MPCA	NPDES STORM WATER PERMIT
TBD	TBD

**IMPLEMENTATION SEQUENCE:**

THE CONTRACTOR SHALL COMPLY WITH THE FOLLOWING SEQUENCE. THE ENGINEER MAY APPROVE ADJUSTMENTS TO THE SEQUENCE AS NEEDED.

1. INSTALL ROCK CONSTRUCTION ENTRANCE(S)
2. INSTALL PERIMETER CONTROL AND STABILIZE DOWN GRADIENT BOUNDARIES
3. INSTALL INLET PROTECTION ON EXISTING CATCH BASINS
4. COMPLETE SITE GRADING
5. INSTALL UTILITIES, STORM SEWER, INLET PROTECTION, CURB & GUTTER, PAVING
6. COMPLETE FINAL GRADING AND STABILIZE DISTURBED AREAS
7. AFTER CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED, REMOVE ACCUMULATED SEDIMENT, REMOVE BMPs, AND RE-STABILIZE ANY AREAS DISTURBED BY THEIR REMOVAL.
8. INSTALL FILTRATION MEDIA

**THE FOLLOWING DOCUMENTS ARE CONSIDERED PART OF THE SWPPP:**

- EROSION AND SEDIMENT CONTROL PLAN SHEETS:
- TURF ESTABLISHMENT PLAN SHEETS:
- GRADING PLAN SHEETS:
- DETAIL PLAN SHEETS:
- SWPPP NOTE AND DETAIL SHEETS:
- PROJECT SPECIFICATIONS:
- PROJECT BID FORM:

**TEMPORARY BMP DESIGN FACTORS:**

EROSION PREVENTION AND SEDIMENT CONTROL BMP'S MUST BE DESIGNED TO ACCOUNT FOR:

THE EXPECTED AMOUNT, FREQUENCY, INTENSITY, AND DURATION OF PRECIPITATION

THE NATURE OF STORMWATER RUNOFF AND RON-ON AT THE SITE, INCLUDING FACTORS SUCH AS EXPECTED FLOW FROM IMPERVIOUS SURFACES, SLOPES, AND SITE DRAINAGE FEATURES

THE STORMWATER VOLUME, VELOCITY, AND PEAK FLOW RATES TO MINIMIZE DISCHARGE OF POLLUTANTS IN STORMWATER AND TO MINIMIZE CHANNEL AND STREAMBANK EROSION AND SCOUR IN THE IMMEDIATE VICINITY OF DISCHARGE POINTS

THE RANGE OF SOIL PARTICLE SIZES EXPECTED TO BE PRESENT.

**TEMPORARY SEDIMENT BASINS:**

THE CONTRACTOR SHALL INSTALL TEMPORARY SEDIMENT BASIN(S) INDICATED ON PLANS AND REQUIRED BY THE NPDES CONSTRUCTION PERMIT.

THE TEMPORARY BASIN MUST PROVIDE LIVE STORAGE FOR A CALCULATED VOLUME OF RUNOFF FROM A TWO (2)-YEAR, 24-HOUR STORM FROM EACH ACRE DRAINED TO THE BASIN OR 1,800 CUBIC FEET OF LIVE STORAGE PER ACRE DRAINED, WHICHEVER IS GREATER.

TEMPORARY SEDIMENT BASIN OUTLETS SHALL BE CONSTRUCTED TO PREVENT SHORT-CIRCUITING AND PREVENT THE DISCHARGE OF FLOATING DEBRIS.

OUTLET STRUCTURES MUST BE DESIGNED TO WITHDRAW WATER FROM THE SURFACE TO MINIMIZE THE DISCHARGE OF POLLUTANTS.

BASINS MUST INCLUDE A STABILIZED EMERGENCY OVERFLOW, WITHDRAW WATER FROM THE SURFACE, AND PROVIDE ENERGY DISSIPATION AT THE OUTLET.

TEMPORARY SEDIMENT BASINS SHALL BE PROVIDED WITH ENERGY DISSIPATION AT ANY BASIN OUTLET TO PREVENT SOIL EROSION.

SEDIMENT BASINS MUST BE SITUATED OUTSIDE OF SURFACE WATERS AND ANY BUFFER ZONES, AND MUST BE DESIGNED TO AVOID THE DRAINING WATER FROM WETLANDS.

**PERMANENT STORMWATER MANAGEMENT SYSTEM**

PERMANENT STORMWATER MANAGEMENT SYSTEM IS DESIGNED TO MEET THE REQUIREMENTS OF NPDES GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY.

REQUIRED WATER QUALITY VOLUME (WQV):	0.132 AF	
PERMANENT MANAGEMENT SYSTEM:	WQV INFILTRATED	WQV TREATED (NOT INFILTRATED)
FILTRATION BASINS	0.176 AF	0.000 AF
TOTAL WQV INFILTRATED/TREATED	0.176 AF	
REVIEW AND COMPLETE CONTAMINATION SCREENING CHECKLIST TO DETERMINE FEASIBILITY OF INFILTRATION.		

**INFILTRATION DESIGN PARAMETERS:**

PERMITTEE(S) MUST COMPLETE THE CONTAMINATION SCREENING CHECKLIST FOR STORMWATER INFILTRATION.

DESIGN INFILTRATION RATE:	1.6 IN/HR
CALCULATED DRAWDOWN TIME:	9 HR

PERMITTEE(S) MUST USE A PRETREATMENT DEVICE SUCH AS A VEGETATED FILTER STRIP, FOREBAY, OR WATER QUALITY INLET TO REMOVE SOLIDS, FLOATING MATERIALS, AND OIL AND GREASE FROM THE RUNOFF, TO THE MAXIMUM EXTENT PRACTICABLE, BEFORE THE SYSTEM ROUTES STORMWATER TO THE INFILTRATION SYSTEM.

THE PERMITTEE(S) SHALL PROVIDE AT LEAST ONE SOIL BORING, TEST PIT OR INFILTRMETER TEST IN THE LOCATION OF THE INFILTRATION PRACTICE FOR DETERMINING INFILTRATION RATES. PERMITTEES MUST EMPLOY APPROPRIATE ON-SITE TESTING TO ENSURE A MINIMUM OF THREE FEET OF SEPARATION FROM THE SEASONALLY SATURATED SOILS (OR BEDROCK) AND THE BOTTOM OF THE PROPOSED INFILTRATION SYSTEM.

PERMITTEE(S) SHALL ENSURE INFILTRATION/FILTRATION SYSTEMS ARE NOT BE EXCAVATED TO FINAL GRADE, OR WITHIN THREE FEET OF FINAL GRADE, UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN CONSTRUCTED AND FULLY STABILIZED UNLESS THEY PROVIDE RIGOROUS EROSION PREVENTION AND SEDIMENT CONTROLS TO KEEP SEDIMENT AND RUNOFF COMPLETELY AWAY FROM THE INFILTRATION AREA.

CONTRACTOR SHALL STAKE OFF AND MARK INFILTRATION/FILTRATION AREA(S) TO AVOID SOIL COMPACTION.

PERMITTEE(S) MUST DESIGN THE INFILTRATION SYSTEM TO DISCHARGE ALL STORMWATER ROUTED TO THE SYSTEM THROUGH THE UPPERMOST SOIL SURFACE OR ENGINEERED MEDIA SURFACE WITHIN 48 HOURS.

THE PERMITTEE(S) SHALL COMPLETE ON-SITE TESTING TO VERIFY INFILTRATION/FILTRATION RATES AFTER ALL CONSTRUCTION IS COMPLETE.

SEH Project	RAMGC - 172432	Rev.#	Revision Issue Description	Date	Rev.#	Revision Issue Description	Date
Drawn By	MJW	C	ADDRESS CITY COMMENTS	8/14/2023	-		
Designed By	MJW	B	UPDATED SITE PLAN	5/5/2023	-		
Checked By	BJR	A	ISSUED FOR REVIEW	4/18/2023	-		

I HEREBY CERTIFY THAT THIS PLAN 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.

**SEH**  
BRYAN REMER, PE  
DATE: 8/14/2023 LICENSE NO. 47588

**RED BARN PET RETREAT SITE DESIGN**  
CORCORAN, MINNESOTA

**SWPPP**

**FILTRATION DESIGN PARAMETERS:**

PERMITTEE(S) MUST NOT INSTALL FILTER MEDIA UNTIL THEY CONSTRUCT AND FULLY STABILIZE THE CONTRIBUTING DRAINAGE AREA UNLESS THEY PROVIDE RIGOROUS EROSION PREVENTION AND SEDIMENT CONTROLS TO KEEP SEDIMENT AND RUNOFF COMPLETELY AWAY FROM THE FILTRATION MEDIA.

PERMITTEE(S) MUST DESIGN FILTRATION SYSTEMS TO REMOVE AT LEAST 80% OF TSS.

PERMITTEE(S) MUST USE A PRETREATMENT DEVICE SUCH AS A VEGETATED FILTER STRIP, FOREBAY, OR WATER QUALITY INLET TO REMOVE SOLIDS, FLOATING MATERIALS, AND OIL AND GREASE FROM THE RUNOFF, TO THE MAXIMUM EXTENT PRACTICABLE, BEFORE THE SYSTEM ROUTES STORMWATER TO THE FILTRATION SYSTEM.

PERMITTEE(S) MUST DESIGN THE FILTRATION SYSTEM TO DISCHARGE ALL STORMWATER ROUTED TO THE SYSTEM THROUGH THE UPPERMOST SOIL SURFACE OR ENGINEERED MEDIA SURFACE WITHIN 48 HOURS.

PERMITTEES MUST EMPLOY APPROPRIATE ON-SITE TESTING TO ENSURE A MINIMUM OF THREE FEET OF SEPARATION FROM THE SEASONALLY SATURATED SOILS (OR BEDROCK) AND THE BOTTOM OF THE PROPOSED INFILTRATION SYSTEM.

AN 8 FOOT WIDE ACCESS BENCH MUST BE DESIGNED AND MAINTAINED FOR THE FILTRATION SYSTEM.

**EROSION PREVENTION MEASURES AND TIMING:**

THE CONTRACTOR IS RESPONSIBLE FOR ALL EROSION PREVENTION MEASURES FOR THE PROJECT.

EROSION PREVENTION MEASURES SHOWN ON PLANS ARE THE ABSOLUTE MINIMUM REQUIREMENTS. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL EROSION PREVENTION MEASURES AS NECESSARY TO PROPERLY MANAGE THE PROJECT AREA.

THE CONTRACTOR SHALL PLAN AND IMPLEMENT APPROPRIATE CONSTRUCTION PRACTICES AND CONSTRUCTION PHASING TO MINIMIZE EROSION AND RETAIN VEGETATION WHENEVER POSSIBLE.

THE PERMITTEE SHALL DELINEATE AREAS NOT TO BE DISTURBED. PERMITTEE(S) MUST MINIMIZE THE NEED FOR DISTURBANCE OF PORTIONS OF THE PROJECT WITH STEEP SLOPES. WHEN STEEP SLOPES MUST BE DISTURBED, PERMITTEES MUST USE TECHNIQUES SUCH AS PHASING AND STABILIZATION PRACTICES DESIGNED FOR STEEP SLOPES.

THE CONTRACTOR SHALL STABILIZE OF ALL EXPOSED SOILS IMMEDIATELY TO LIMIT SOIL EROSION. IN NO CASE SHALL ANY EXPOSED AREAS, INCLUDING STOCK PILES, HAVE EXPOSED SOILS FOR MORE THAN 14 DAYS WITHOUT PROVIDING TEMPORARY OR PERMANENT STABILIZATION. STABILIZATION MUST BE COMPLETED WITHIN 14 DAYS AFTER CONSTRUCTION ACTIVITY HAS CEASED. TEMPORARY STOCKPILES WITHOUT SIGNIFICANT CLAY, SILT, OR ORGANIC COMPONENTS DO NOT REQUIRE STABILIZATION.

DRAINAGE PATHS, DITCHES, AND/OR SWALES SHALL HAVE TEMPORARY OR PERMANENT STABILIZATION WITHIN 24 HOURS OF CONNECTING TO A SURFACE WATER OR 24 HOURS AFTER CONSTRUCTION ACTIVITY IN THE DITCH/SWALE HAS TEMPORARILY OR PERMANENTLY CEASED.

THE CONTRACTOR SHALL COMPLETE THE STABILIZATION OF ALL EXPOSED SOILS WITHIN 24 HOURS THAT LIE WITHIN 200 FEET OF PUBLIC WATERS PROMULGATED "WORK IN WATER RESTRICTIONS" BY THE MN DNR DURING SPECIFIED FISH SPAWNING TIMES.

THE CONTRACTOR SHALL IMPLEMENT EROSION CONTROL BMPS AND VELOCITY DISSIPATION DEVICES ALONG CONSTRUCTED STORMWATER CONVEYANCE CHANNELS AND OUTLETS.

THE CONTRACTOR SHALL STABILIZE TEMPORARY AND/OR PERMANENT DRAINAGE DITCHES OR SWALES WITHIN 200 LINEAL FEET FROM PROPERTY EDGE, OR DISCHARGE POINT(S) WITHIN 24 HOURS AFTER CONNECTING TO A SURFACE WATER OR PROPERTY EDGE.

TEMPORARY OR PERMANENT DITCHES OR SWALES USED AS A SEDIMENT CONTAINMENT SYSTEM DURING CONSTRUCTION MUST BE STABILIZED WITHIN 24 HOURS AFTER NO LONGER BEING USED AS A SEDIMENT CONTAINMENT SYSTEM.

THE CONTRACTOR SHALL NOT UTILIZE HYDROMULCH, TACKIFIER, POLYACRYLAMIDE OR SIMILAR EROSION PREVENTION PRACTICES AS A FORM OF STABILIZATION FOR TEMPORARY OR PERMANENT DRAINAGE DITCHES OR SWALE SECTION WITH A CONTINUOUS SLOPE OF GREATER THAN 2 PERCENT.

THE CONTRACTOR SHALL ENSURE PIPE OUTLETS HAVE TEMPORARY OR PERMANENT ENERGY DISSIPATION WITH IN 24 HOURS OF CONNECTION TO A SURFACE WATER.

THE CONTRACTOR SHALL DIRECT DISCHARGES FROM BMPS TO VEGETATED AREAS TO INCREASE SEDIMENT REMOVAL AND MAXIMIZE STORMWATER INFILTRATION. VELOCITY DISSIPATION DEVICES MUST BE USED TO PREVENT EROSION WHEN DIRECTING STORMWATER TO VEGETATED AREAS.

**SEDIMENT CONTROL MEASURES AND TIMING:**

THE CONTRACTOR IS RESPONSIBLE FOR ALL SEDIMENT CONTROL MEASURES FOR THE PROJECT.

SEDIMENT CONTROL MEASURES SHOWN ON PLANS ARE THE ABSOLUTE MINIMUM REQUIREMENTS. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL SEDIMENT CONTROL MEASURES AS NECESSARY TO PROPERLY MANAGE THE PROJECT AREA.

THE CONTRACTOR SHALL ENSURE SEDIMENT CONTROL MEASURES ARE ESTABLISHED ON ALL DOWN GRADIENT PERIMETERS BEFORE ANY UPGRADIENT LAND DISTURBING ACTIVITIES BEGIN. THESE MEASURES SHALL REMAIN IN PLACE UNTIL FINAL STABILIZATION HAS BEEN ESTABLISHED.

A FLOATING SILT CURTAIN PLACED IN THE WATER IS NOT A SEDIMENT CONTROL BMP EXCEPT WHEN WORKING ON A SHORELINE OR BELOW THE WATERLINE. IMMEDIATELY AFTER THE SHORT TERM CONSTRUCTION ACTIVITY IS COMPLETE, PERMITTEE(S) MUST INSTALL AN UPLAND PERIMETER CONTROL PRACTICE IF EXPOSED SOILS STILL DRAIN TO A SURFACE WATER.

THE CONTRACTOR SHALL ENSURE SEDIMENT CONTROL PRACTICES REMOVED OR ADJUSTED FOR SHORT-TERM ACTIVITIES BE RE-INSTALLED IMMEDIATELY AFTER THE SHORT-TERM ACTIVITY HAS BEEN COMPLETED. SEDIMENT CONTROL PRACTICES MUST BE REINSTALLED BEFORE THE NEXT PRECIPITATION EVENT EVEN IF THE SHORT-TERM ACTIVITY IS NOT COMPLETE.

THE CONTRACTOR SHALL ENSURE STORM DRAIN INLETS ARE PROTECTED BY APPROPRIATE BMPS DURING CONSTRUCTION UNTIL ALL SOURCES WITH POTENTIAL FOR DISCHARGING TO THE INLET HAVE BEEN STABILIZED.

THE CONTRACTOR SHALL PROVIDE SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROL AT THE BASE OF THE STOCKPILES.

THE CONTRACTOR SHALL INSTALL PERIMETER CONTROL AROUND ALL STAGING AREAS, BORROW PITS, AND AREAS CONSIDERED ENVIRONMENTALLY SENSITIVE.

THE CONTRACTOR SHALL ENSURE VEHICLE TRACKING BE MINIMIZED WITH EFFECTIVE BMPS. WHERE THE BMPS FAIL TO PREVENT SEDIMENT FROM TRACKING ONTO STREETS THE CONTRACTOR SHALL CONDUCT STREET SWEEPING TO REMOVE ALL TRACKED SEDIMENT.

THE CONTRACTOR SHALL IMPLEMENT CONSTRUCTION PRACTICES TO MINIMIZE SOIL COMPACTION.

THE CONTRACTOR SHALL ENSURE ALL CONSTRUCTION ACTIVITY REMAIN WITHIN PROJECT LIMITS AND THAT ALL IDENTIFIED RECEIVING WATER BUFFERS ARE MAINTAINED.

RECEIVING WATER	NATURAL BUFFER	IS THE BUFFER BEING ENCROACHED ON?	REASON FOR BUFFER ENCROACHMENT
RUSH CREEK	2500 FT	NO	NA

A 50 FOOT NATURAL BUFFER MUST BE PRESERVED OR PROVIDE REDUNDANT (DOUBLE) PERIMETER SEDIMENT CONTROLS IF NATURAL BUFFER IS INFEASIBLE.

THE CONTRACTOR SHALL NOT UTILIZE SEDIMENT CONTROL CHEMICALS ON SITE.

**INSPECTION AND MAINTENANCE:**

ALL INSPECTIONS, MAINTENANCE, REPAIRS, REPLACEMENTS, AND REMOVAL OF BMPS IS TO BE CONSIDERED INCIDENTAL TO THE BMP BID ITEMS.

THE PERMITTEE(S) IS RESPONSIBLE FOR COMPLETING SITE INSPECTIONS, AND BMP MAINTENANCE TO ENSURE COMPLIANCE WITH THE PERMIT REQUIREMENTS.

THE PERMITTEE(S) SHALL INSPECT THE CONSTRUCTION SITE ONCE EVERY 7 DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS.

THE PERMITTEE(S) SHALL DOCUMENT A WRITTEN SUMMARY OF ALL INSPECTIONS AND MAINTENANCE ACTIVITIES CONDUCTED WITHIN 24 HOURS OF OCCURRENCE. RECORDS OF EACH ACTIVITY SHALL INCLUDE THE FOLLOWING:

- DATE AND TIME OF INSPECTIONS;
- NAME OF PERSON(S) CONDUCTING INSPECTION;
- FINDINGS AND RECOMMENDATIONS FOR CORRECTIVE ACTIONS IF NECESSARY;
- CORRECTIVE ACTIONS TAKEN;
- DATE AND AMOUNT OF RAINFALL EVENTS;
- POINTS OF DISCHARGE OBSERVED DURING INSPECTION AND DESCRIPTION OF THE DISCHARGE
- AMENDMENTS MADE TO THE SWPPP.

THE PERMITTEE(S) SHALL SUBMIT A COPY OF THE WRITTEN INSPECTIONS TO THE ENGINEER AND OWNER ON A MONTHLY BASIS. IF MONTHLY INSPECTION REPORTS ARE NOT SUBMITTED, MONTHLY PAYMENTS MAY BE HELD.

THE CONTRACTOR SHALL DOCUMENT AMENDMENTS TO THE SWPPP AS A RESULT OF INSPECTION(S) WITHIN 7 DAYS.

THE CONTRACTOR SHALL KEEP THE SWPPP, ALL INSPECTION REPORTS, AND AMENDMENTS ONSITE. THE CONTRACTOR SHALL DESIGNATE A SPECIFIC ONSITE LOCATION TO KEEP THE RECORDS

THE CONTRACTOR IS RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF TEMPORARY AND PERMANENT WATER QUALITY BMP'S, AS WELL AS EROSION AND SEDIMENT CONTROL BMP'S.

THE CONTRACTOR SHALL INSPECT EROSION PREVENTION AND SEDIMENTATION CONTROL BMPS TO ENSURE INTEGRITY AND EFFECTIVENESS. ALL NONFUNCTIONAL BMPS SHALL BE REPAIRED, REPLACED, OR SUPPLEMENTED WITH FUNCTIONAL BMPS WITHIN 24 HOURS OF FINDING. THE CONTRACTOR SHALL INVESTIGATE AND COMPLY WITH THE FOLLOWING INSPECTION AND MAINTENANCE REQUIREMENTS:

PERIMETER CONTROL DEVICES, INCLUDING SILT FENCE SHALL BE REPAIRED, OR REPLACED, WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES 1/2 OF THE DEVICE HEIGHT. THESE REPAIRS SHALL BE MADE WITHIN 24 HOURS OF DISCOVERY.

TEMPORARY AND PERMANENT SEDIMENT BASINS SHALL BE DRAINED AND THE SEDIMENT REMOVED WHEN THE DEPTH OF SEDIMENT COLLECTED IN THE BASIN REACHES 1/2 THE STORAGE VOLUME. DRAINAGE AND REMOVAL MUST BE COMPLETED WITHIN 72 HOURS OF DISCOVERY.

SURFACE WATERS, INCLUDING DRAINAGE DITCHES AND CONVEYANCE SYSTEMS, MUST BE INSPECTED FOR EVIDENCE OF EROSION AND SEDIMENT DEPOSITION. THE CONTRACTOR SHALL REMOVE ALL DELTAS AND SEDIMENT DEPOSITED IN SURFACE WATERS, INCLUDING DRAINAGE WAYS, CATCH BASINS, AND OTHER DRAINAGE SYSTEMS. THE CONTRACTOR SHALL RE-STABILIZE THE AREAS WHERE SEDIMENT REMOVAL RESULTS IN EXPOSED SOIL. REMOVAL AND STABILIZATION MUST TAKE PLACE WITHIN 7 DAYS OF DISCOVERY, UNLESS PRECLUDED BY LEGAL, REGULATORY, OR PHYSICAL CONSTRAINTS. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL LOCAL, REGIONAL, STATE AND FEDERAL AUTHORITIES AND OBTAIN ANY APPLICABLE PERMITS, PRIOR TO CONDUCTING ANY WORK IN SURFACE WATERS.

CONSTRUCTION SITE VEHICLE EXIT LOCATIONS SHALL BE INSPECTED DAILY FOR EVIDENCE OF SEDIMENT TRACKING ONTO PAVED SURFACES. TRACKED SEDIMENT MUST BE REMOVED FROM ALL PAVED SURFACES WITHIN 24 HOURS OF DISCOVERY.

IF SEDIMENT ESCAPES THE CONSTRUCTION SITE, OFF-SITE ACCUMULATIONS OF SEDIMENT MUST BE REMOVED IN A MANOR AND AT A FREQUENCY SUFFICIENT TO MINIMIZE OFF-SITE IMPACTS.

EROSION PREVENTION BMP SUMMARY:  
SEE EROSION AND SEDIMENT CONTROL PLAN SHEET AND BID FORM FOR TYPE, LOCATION, AND QUANTITY OF EROSION PREVENTION BMPS.

SEDIMENT CONTROL BMP SUMMARY:  
SEE EROSION AND SEDIMENT CONTROL PLAN SHEETS AND BID FORM FOR TYPE, LOCATION, AND QUANTITY OF SEDIMENT CONTROL BMPS.

DEWATERING AND BASIN DRAINING ACTIVITIES:  
THE CONTRACTOR IS RESPONSIBLE FOR ADHERING TO ALL DEWATERING AND SURFACE DRAINAGE REGULATIONS.

WATER FROM DEWATERING ACTIVITIES SHALL DISCHARGE TO A TEMPORARY AND/OR PERMANENT SEDIMENT BASIN.

IF WATER CANNOT BE DISCHARGED TO A SEDIMENTATION BASIN, IT SHALL BE TREATED WITH OTHER APPROPRIATE BMPS, TO EFFECTIVELY REMOVE SEDIMENT.

DISCHARGE THAT CONTAINS OIL OR GREASE MUST BE TREATED WITH AN OIL-WATER SEPARATOR OR SUITABLE FILTRATION DEVICE PRIOR TO DISCHARGE.

WATER FROM DEWATERING SHALL BE DISCHARGED IN A MANNER THAN DOES NOT CAUSE NUISANCE CONDITIONS, EROSION, OR INUNDATION OF WETLANDS.

BACKWASH WATER USED FOR FILTERING SHALL BE HAULED AWAY FOR DISPOSAL, RETURNED TO THE BEGINNING OF TREATMENT PROCESS, OR INCORPORATED INTO THE SITE IN A MANNER THAT DOES NOT CAUSE EROSION. THE CONTRACTOR SHALL REPLACE AND CLEAN FILTER MEDIAS USED IN DEWATERING DEVICES WHEN REQUIRED TO MAINTAIN ADEQUATE FUNCTION.

POLLUTION PREVENTION MANAGEMENT MEASURES:  
THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL POLLUTION PREVENTION MANAGEMENT MEASURES.

ALL POLLUTION PREVENTION MEASURES ARE CONSIDERED INCIDENTAL TO THE MOBILIZATION BID ITEM, UNLESS OTHERWISE NOTED.

THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER DISPOSAL, IN COMPLIANCE WITH MPCA DISPOSAL REQUIREMENTS, OF ALL HAZARDOUS MATERIALS, SOLID WASTE, AND PRODUCTS ON-SITE.

THE CONTRACTOR SHALL ENSURE BUILDING PRODUCTS THAT HAVE THE POTENTIAL TO LEAK POLLUTANTS ARE KEPT UNDER COVER TO PREVENT THE DISCHARGE OF POLLUTANTS.

THE CONTRACTOR SHALL ENSURE PESTICIDES, HERBICIDES, INSECTICIDES, FERTILIZERS, TREATMENT CHEMICALS, AND LANDSCAPE MATERIALS ARE COVERED TO PREVENT THE DISCHARGE OF POLLUTANTS.

THE CONTRACTOR SHALL ENSURE HAZARDOUS MATERIALS AND TOXIC WASTE IS PROPERLY STORED IN SEALED CONTAINERS TO PREVENT SPILLS, LEAKS, OR OTHER DISCHARGE. STORAGE AND DISPOSAL OF HAZARDOUS WASTE OR HAZARDOUS MATERIALS MUST BE IN COMPLIANCE WITH MINN. R. CH. 7045 INCLUDING SECONDARY CONTAINMENT AS APPLICABLE.

THE CONTRACTOR SHALL ENSURE ASPHALT SUBSTANCES USED ON-SITE SHALL ARE APPLIED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

THE CONTRACTOR SHALL ENSURE PAINT CONTAINERS AND CURING COMPOUNDS SHALL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT AND/OR CURING COMPOUNDS SHALL NOT BE DISCHARGED INTO THE STORM SEWER SYSTEM AND SHALL BE PROPERLY DISPOSED OF ACCORDING TO MANUFACTURE'S INSTRUCTION.

THE CONTRACTOR SHALL ENSURE SOLID WASTE BE STORED, COLLECTED AND DISPOSED OF PROPERLY IN COMPLIANCE WITH MINN. R. CH. 7035.

THE CONTRACTOR SHALL ENSURE POTABLE TOILETS ARE POSITIONED SO THAT THEY ARE SECURE AND WILL NOT BE TIPPED OR KNOCKED OVER. SANITARY WASTE MUST BE DISPOSED OF PROPERLY IN ACCORDANCE WITH MINN. R. CH. 7041.

THE CONTRACTOR SHALL MONITOR ALL VEHICLES ON-SITE FOR LEAKS AND RECEIVE REGULAR PREVENTION MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE.

THE CONTRACTOR SHALL ENSURE WASHOUT WASTE MUST CONTACT THE GROUND AND BE PROPERLY DISPOSED OF IN COMPLIANCE WITH MPCA RULES.


THE CONTRACTOR SHALL INCLUDE SPILL KITS WITH ALL FUELING SOURCES AND MAINTENANCE ACTIVITIES. SECONDARY CONTAINMENT MEASURES SHALL BE INSTALLED AND MAINTAINED BY THE CONTRACTOR.


THE CONTRACTOR SHALL ENSURE SPILLS ARE CONTAINED AND CLEANED UP IMMEDIATELY UPON DISCOVERY. SPILLS LARGE ENOUGH TO REACH THE STORM WATER CONVEYANCE SYSTEM SHALL BE REPORTED TO THE MINNESOTA DUTY OFFICER AT 1.800.422.0798.

Save: 8/11/2023 12:16 PM mwatercott Plot: 8/14/2023 3:57 PM X:\PT\RAMGC\172432\5-final-dsgn\5-1-drawings\10-Civil\caodwg\sheet\RA172432\SWPPP.dwg

SEH Project	RAMGC - 172432	Rev.#	Revision Issue Description	Date	Rev.#	Revision Issue Description	Date
Drawn By	MJW	C	ADDRESS CITY COMMENTS	8/14/2023	-		
Designed By	MJW	B	UPDATED SITE PLAN	5/5/2023	-		
Checked By	BJR	A	ISSUED FOR REVIEW	4/18/2023	-		

I HEREBY CERTIFY THAT THIS PLAN 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.

  
 BRYAN REMER, PE  
 DATE: 8/14/2023 LICENSE NO. 47588



## RED BARN PET RETREAT SITE DESIGN

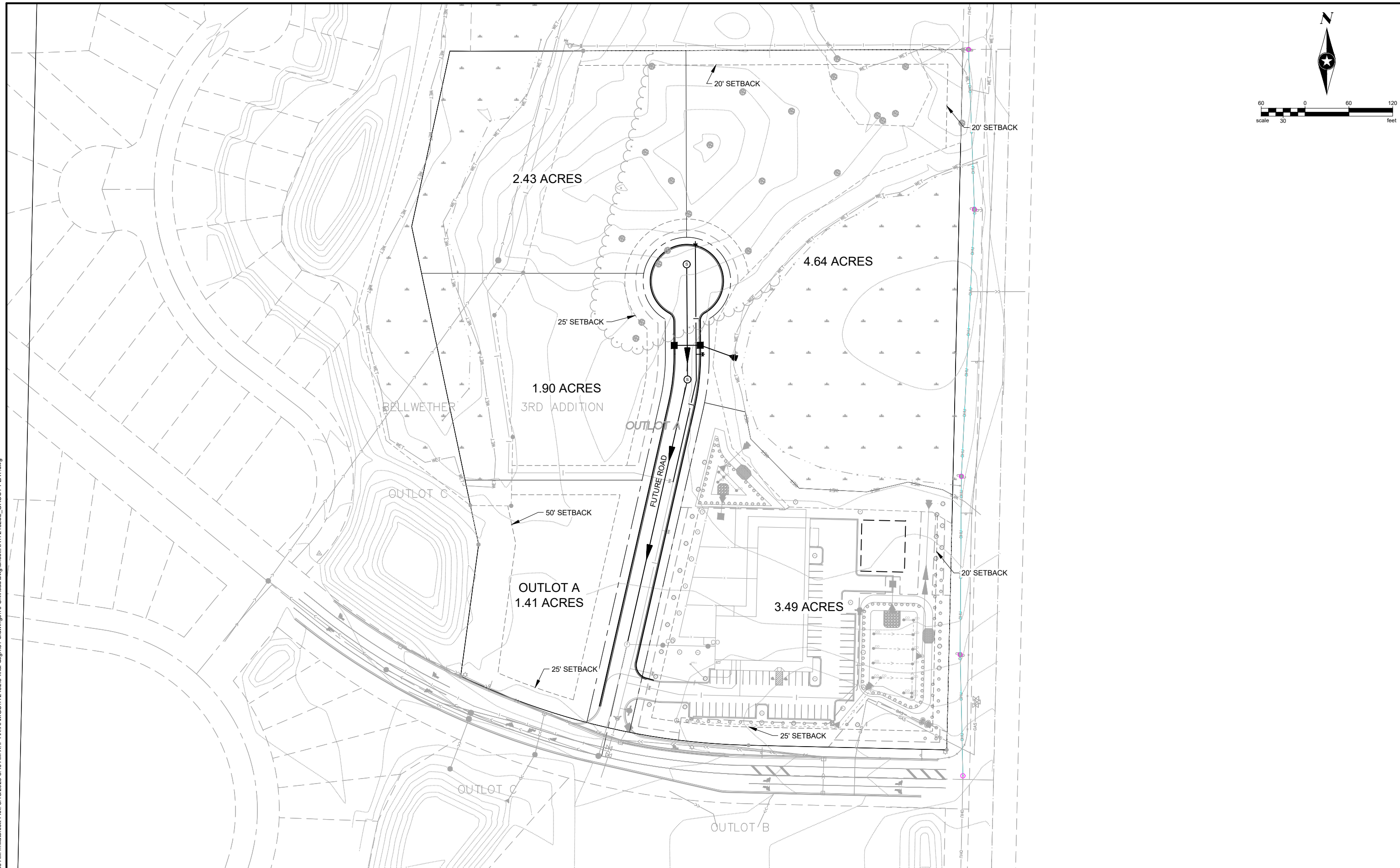
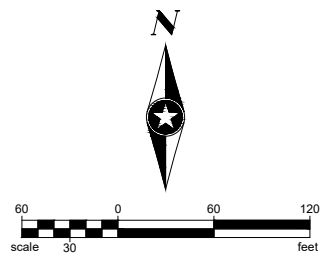
CORCORAN, MINNESOTA

## SWPPP

15

of 16





Save: 8/18/2023 8:30 AM mwaltercott Plot: 8/18/2023 8:40 AM X:\P\TR\RAMGC\1724325-final-dsgn\51-drawings\1724325-ghost.plat.dwg

SEH Project	RAMGC - 172432	Rev.#	Revision Issue Description	Date	Rev.#	Revision Issue Description	Date
Drawn By	MJW	C	UPDATED FUTURE ROAD ROW & EASEMENTS	8/18/2023	.		
Designed By	MJW	B	ADDRESS CITY COMMENTS	8/14/2023	.		
Checked By	BJR	A	ISSUED FOR REVIEW	5/5/2023	.		

I HEREBY CERTIFY THAT THIS PLAN 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.




*Bryan Remer*  
BRYAN REMER, PE  
DATE: 8/18/2023 LICENSE NO. 47588

**RED BARN PET RETREAT SITE DESIGN**  
CORCORAN, MINNESOTA

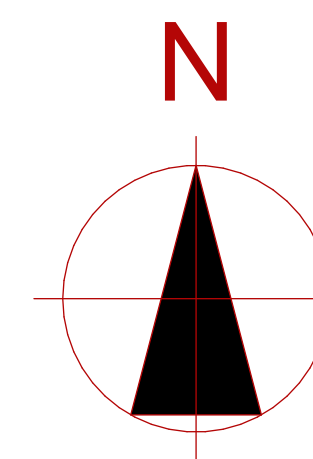




-  GRASS (87,036 SQ. FT.)
-  ARTIFICIAL TURF (13,225 SQ. FT.)
-  ASPHALT (29,620 SQ. FT.)
-  EXTERIOR CONCRETE (6,136 SQ. FT.)
-  7' TALL VINYL PRIVACY FENCING (650 LF)
-  PATH/TRAIL (4,280 LF)
- 73 PARKING SPACES & 2 HANDICAPP SPACES
-  FLOOD LIGHTS (18)
-  STREET LIGHTS (2)

-  DROUGHT RESISTANT XERISCAPING (NATURAL PRAIRIE)
-  111 UNDERSTORY TREES
-  39 NEW OVERSTORY TREES
- 28 EXISTING OVERSTORY TREES (INCLUDING MATURE OAK)

- (13) MAPLE  
(FALL FIESTA MAPLE, FIRE FALL MAPLE, & BLAZE MAPLE)
- (16) BLACK HILL SPRUCE
- (6) BLUE SPRUCE
- (4) FLOWERING CRABTREE  
(WHITE, PINK, & RED)
- (111) SHRUBS  
(PANICLE HYDRANGEAS, NINEBARK, BUTTERFLY BUSH, TIGER EYE SUMAC, & BURNING BUSH)



1" = 50'-0"

PROJECT: #P1n  
DATE: 8/19/2023  
DRAWN: S.K.

NO.	PLAN ITEM	BY	DATE
1			
2			
3			
4			
5			

Red Barn Feb Retreat  
Concorant, MN  
65'-0" X 165'-0" X 18'-0"  
60'-0" X 55'-0" X 14'-0"

592 Industrial Drive  
Winnet, Minnesota 55395  
320-485-2844 800-770-4726  
Fax 320-485-3625  
www.rambls.com



SHEET

OF 10

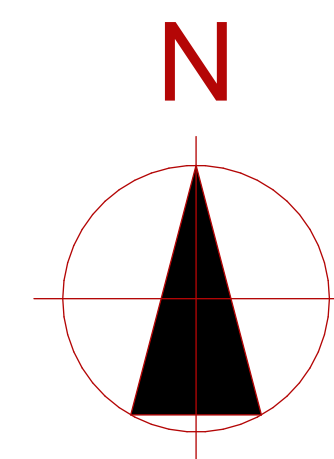




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(PANICLE HYDRANGEAS, NINEBARK, BUTTERFLY BUSH, TIGER EYE SUMAC, & BURNING BUSH)



1" = 30'-0"

PROJECT: #P1n  
DATE: 8/19/2023  
DRAWN: S.K.

NO.	PLAN ITEM	BY	DATE
1			
2			
3			
4			
5			

Red Barn Feb Retreat  
Corcoran, MN  
65'-0" X 165'-0" X 18'-0"  
60'-0" X 55'-0" X 14'-0"

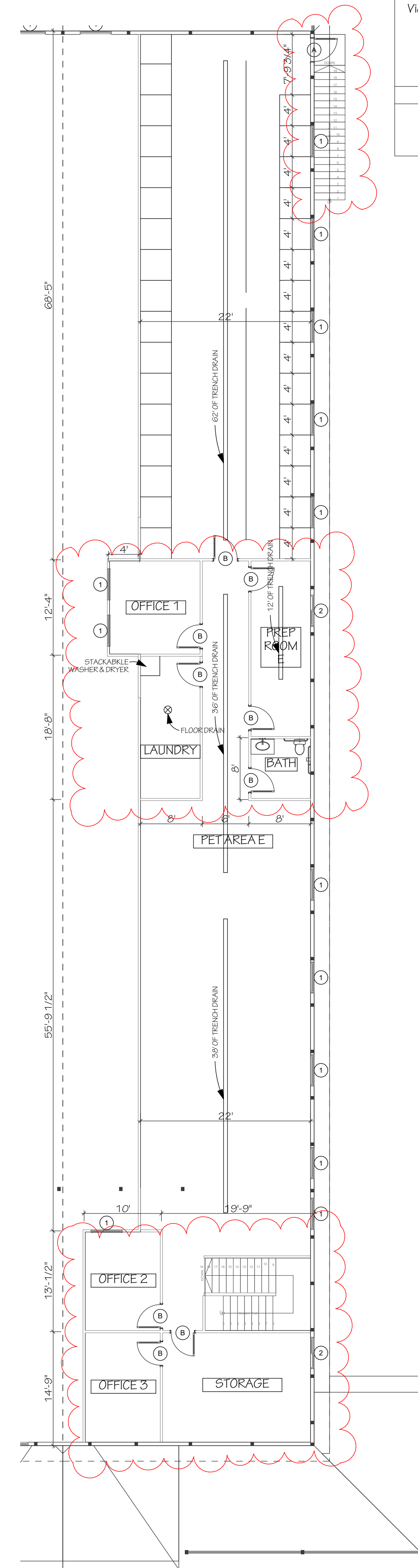
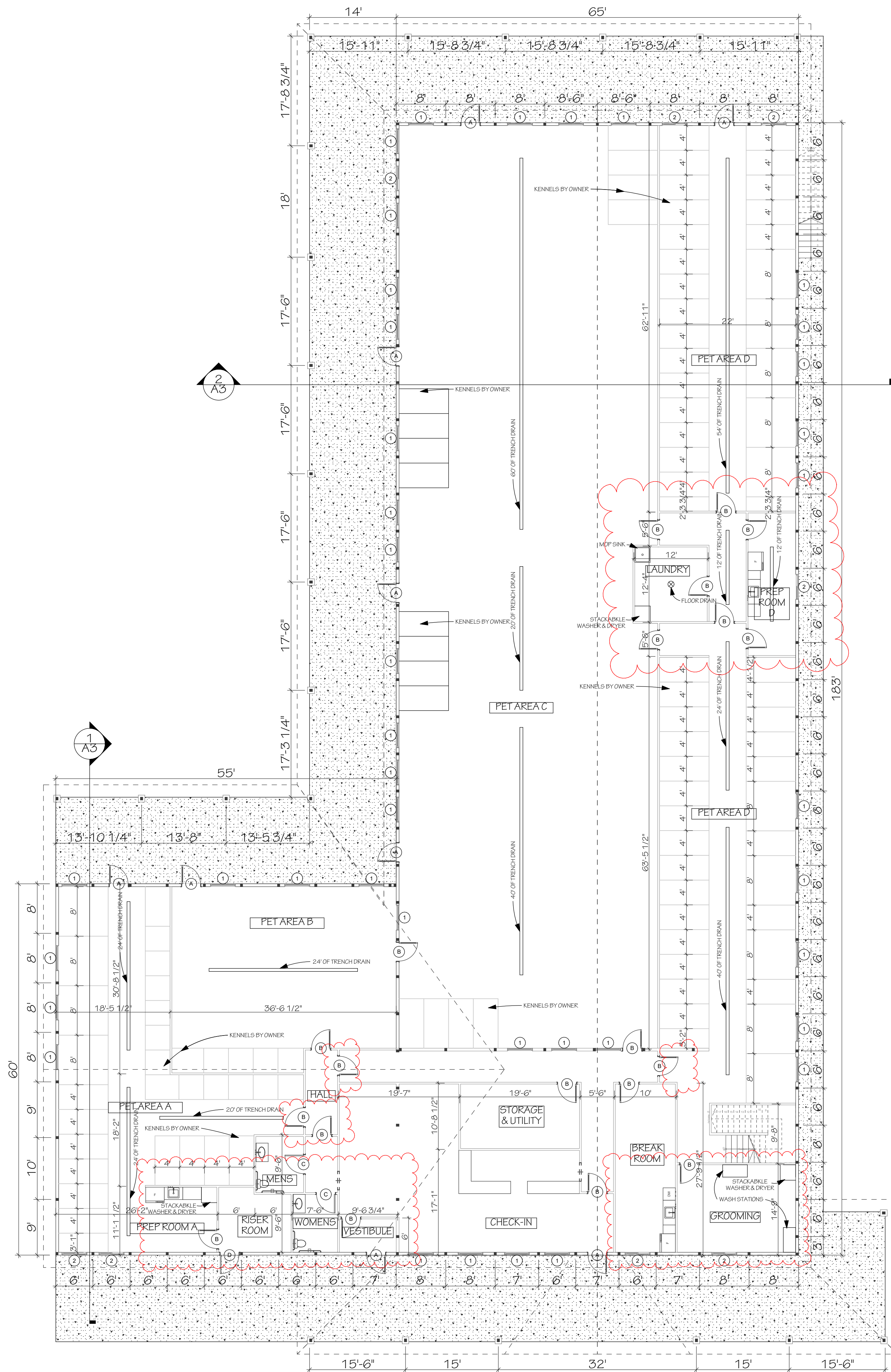
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320-485-2844 800-770-4726  
Fax 320-485-3625  
www.rambls.com



SHEET

OF 10





DOOR & WINDOW TYPES						
Element ID	1	2	A	B	C	D
Quantity	56	33	10	29	2	1
View from Reveal Side						
Dimensions	---	---	3'x7'	3'x6'-8"	3'x6'-8"	3'x7'
Remarks	4030 VINYL FIXED WINDOWS	4030 VINYL SLIDING WINDOWS	AJ 7100 SERIES HALF-LITE WALKDOOR	AJ 5100 SERIES HALF-LITE WALKDOOR	AJ 5100 SERIES SOLID WALKDOOR	AJ 7100 SERIES SOLID WALKDOOR

**MAIN LEVEL ROOM FINISH SCHEDULE**

NUMBER	ROOM	FLOOR	WALLS	CEILING	BASE	CEILING HGT.	REMARKS
<b>MAIN LEVEL</b>							
	CHECK-IN	EP	GBP	STEEL		10'-0"	
	BREAK ROOM	EP	GBP	STEEL		8'-0"	
	STORAGE & UTILITY	EP	GBP	STEEL		10'-0"	
	GROOMING	EP	GBP	STEEL		8'-0"	
	HALL	EP	GBP	STEEL		10'-0"	
	VESTIBULE	EP	GBP	STEEL		14'-0"	
	MENS	EP	FRP	ACT		8'-0"	
	WOMENS	EP	FRP	ACT		8'-0"	
	RISER ROOM	EP	GBP	STEEL		14'-0"	
	PREP ROOM A	EP	STEEL	STEEL		14'-0"	
	PET AREA A	EP	STEEL	STEEL		14'-0"	
	PET AREA B	EP	STEEL	STEEL		14'-0"	
	PET AREA C	EP	STEEL	STEEL		10'-0"	
	PET AREA D	EP	STEEL	STEEL		8'-0"	
	PREP ROOM D	EP	STEEL	STEEL		8'-0"	
	LAUNDRY	EP	GBP	STEEL		8'-0"	
<b>SECOND LEVEL</b>							
	PET AREA E	EP	STEEL	STEEL		8'-0"	
	PREP ROOM E	EP	STEEL	STEEL		8'-0"	
	BATH	EP	GBP	STEEL		8'-0"	
	OFFICE 1	EP	GBP	STEEL		8'-0"	
	OFFICE 2	EP	GBP	STEEL		8'-0"	
	OFFICE 3	EP	GBP	STEEL		8'-0"	
	LAUNDRY	EP	GBP	STEEL		8'-0"	
	STORAGE	EP	GBP	STEEL		8'-0"	

**ABBREVIATIONS:**  
 ACT SUSPENDED CEILING  
 EP EPOXY  
 FRP FIBERGLASS REINFORCED PLASTIC  
 GBP GYPSUM BOARD - PAINTED  
 STEEL STEEL LINER

**REMARKS:**

PROJECT: #Pn  
DATE: 5/10/2025  
DRAWN: S.K.

NO.	PLAN ITEM	BY	DATE
1			
2			
3			
4			
5			

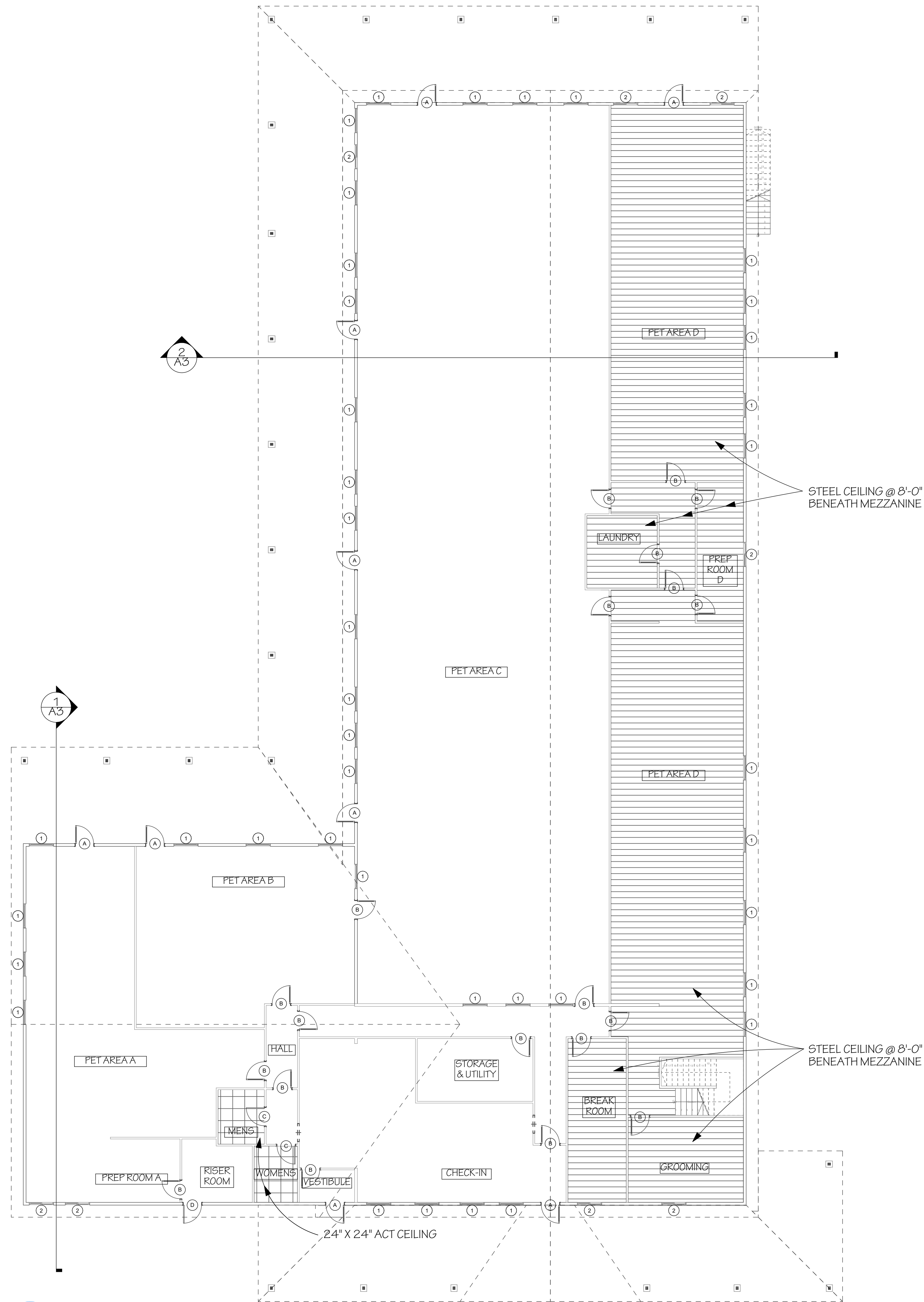
Red Barn Pet Retreat  
Corcoran, MN  
65'-0" X 165'-0" X 18'-0"  
60'-0" X 55'-0" X 14'-0"

582 Industrial Drive  
Winnet, Minnesota 55395  
320-485-2844 800-710-4726  
Fax 320-485-3625  
www.raminc.com

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CONSTRUCTION SERVICES  
General Contracting, Inc.

SHEET  
**A1**  
OF 10

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1  
A2 RCP  
SCALE: 1" = 10'

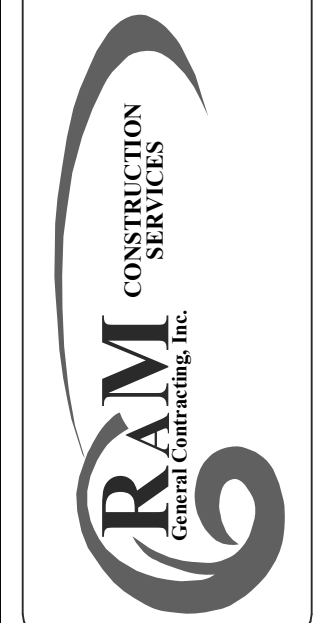
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PROJECT: #P1n  
DATE: 5/10/2025  
DRAWN: S.K.

NO	PLAN ITEM	BY	DATE
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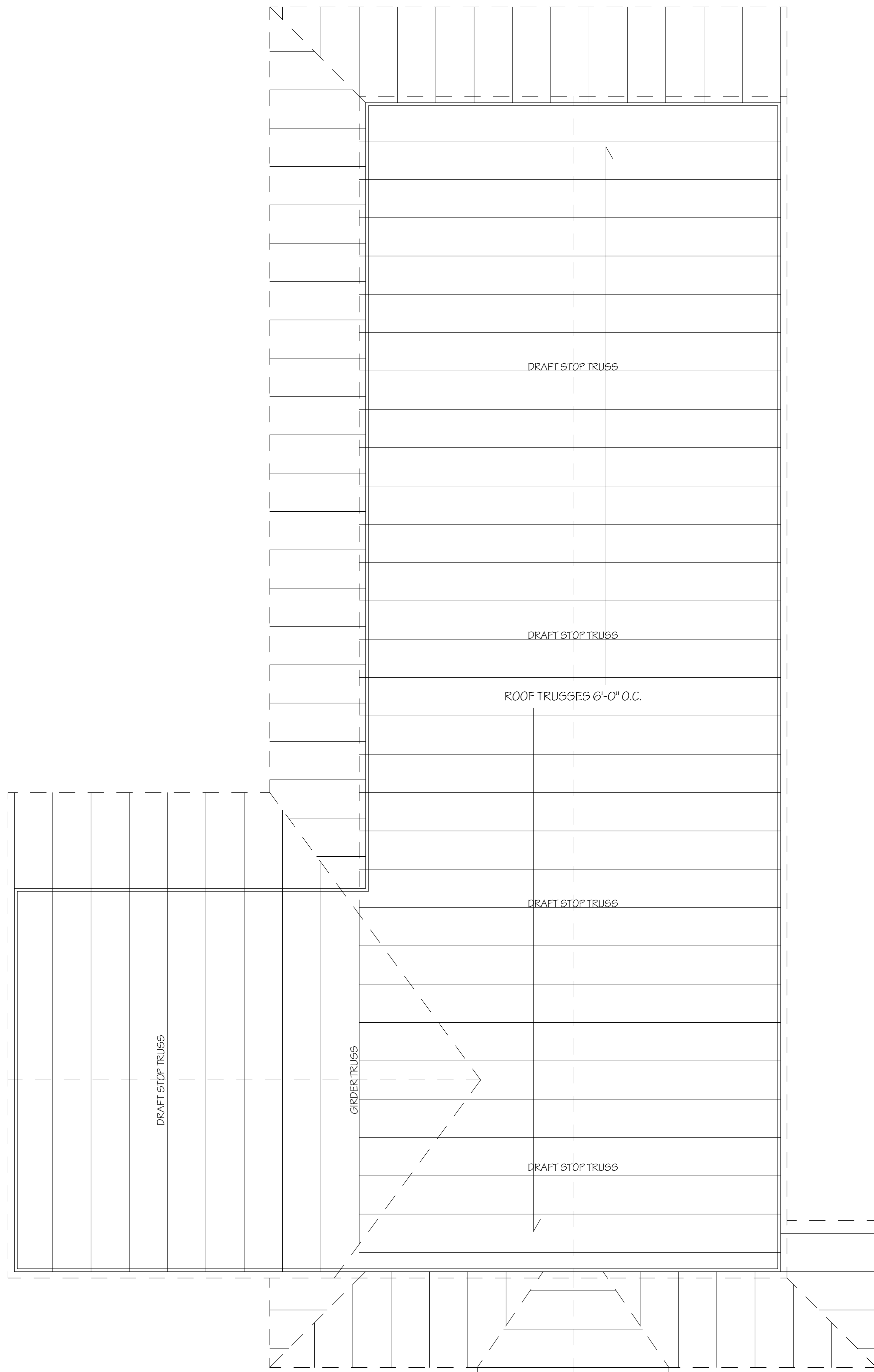
Red Barn Pet Retreat  
Corcoran, MN  
65'-0" X 165'-0" X 18'-0"  
60'-0" X 55'-0" X 14'-0"

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SHEET  
A2  
OF 10





1  
A3 Roof Plan  
SCALE: 1" = 10'

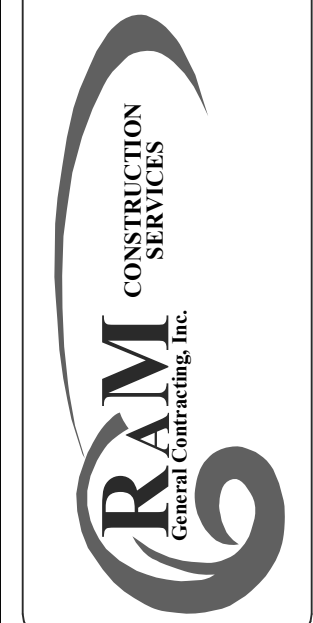
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PROJECT: #P1n  
DATE: 5/10/2025  
DRAWN: S.K.

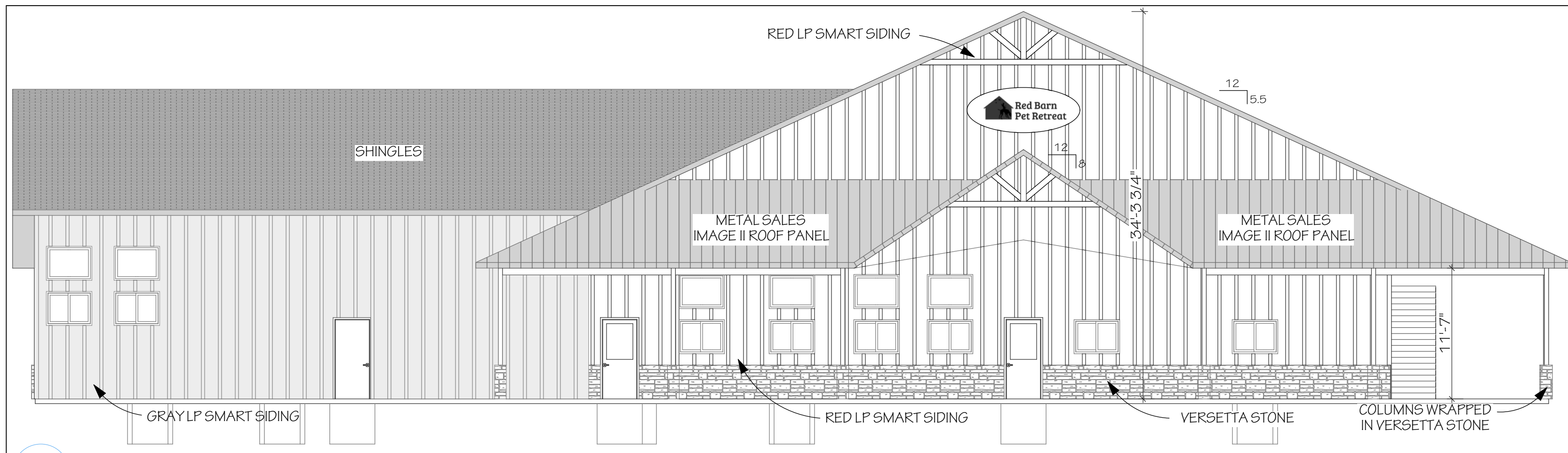
NO	PLAN ITEM	BY	DATE
1			
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Red Barn Pest Retreat  
Corcoran, MN  
65'-0" X 165'-0" X 18'-0"  
60'-0" X 55'-0" X 14'-0"

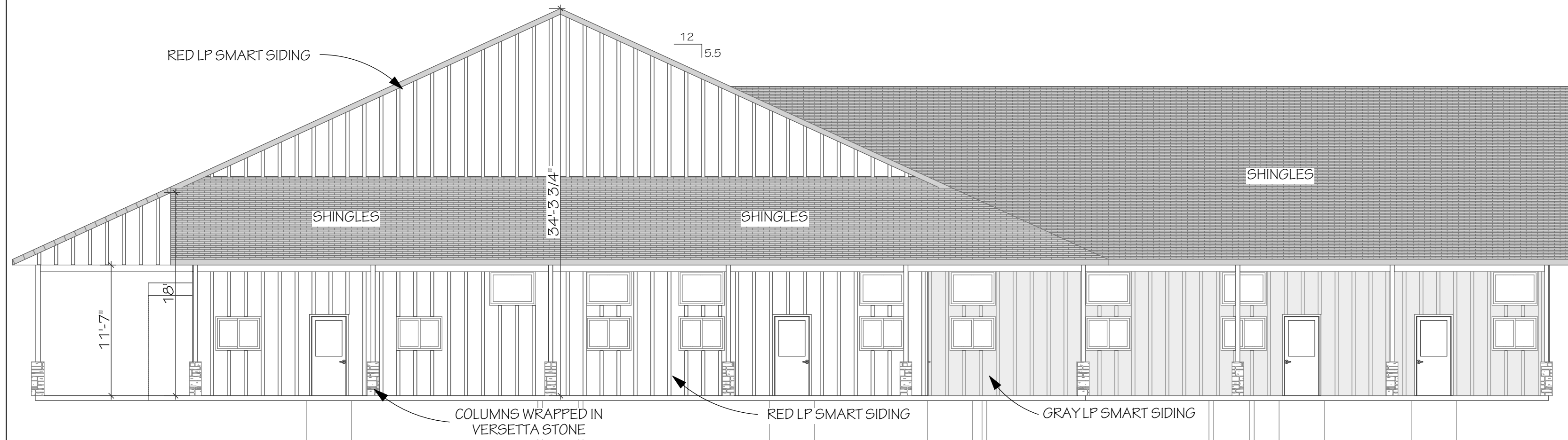
532 Industrial Drive  
Winnet, Minnesota 55395  
320-485-2644 800-710-4726  
Fax 320-485-3625  
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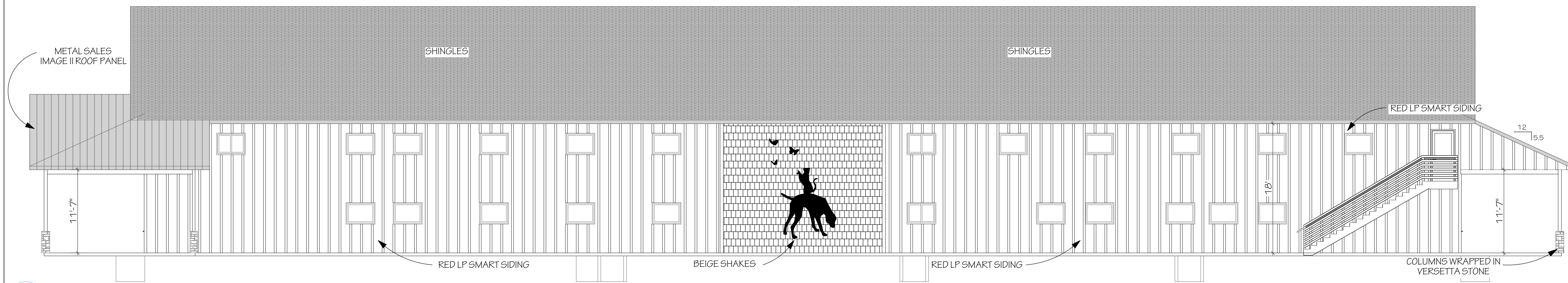
SHEET  
A3  
OF 10



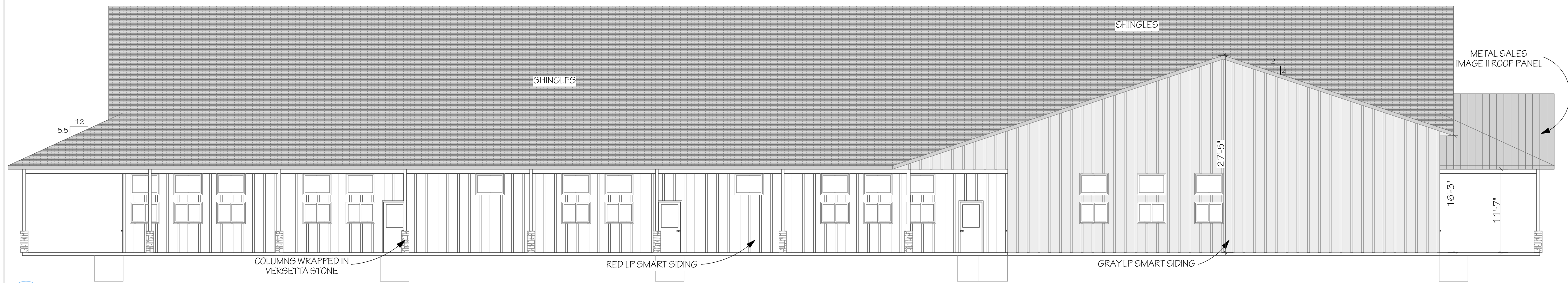
1 SOUTH ELEVATION  
 A4 SCALE: 1/8" = 1'-0"  
 1,176 SQ. FT. (55%) RED LP SMART SIDING, 213 SQ. FT. (10%) STONE VENEER, & 743 SQ. FT. (35%) GREY LP SMART SIDING



2 NORTH ELEVATION  
 A4 SCALE: 1/8" = 1'-0"  
 1,260 SQ. FT. (67%) RED LP SMART SIDING & 605 SQ. FT. (33%) GREY LP SMART SIDING



3 EAST ELEVATION  
 A4 SCALE: 1/8" = 1'-0"  
 2,886 SQ. FT. (87%) RED LP SMART SIDING & 414 SQ. FT. (13%) VERSETTA STONE



4 WEST ELEVATION  
 A4 SCALE: 1/8" = 1'-0"  
 1,364 SQ. FT. (51%) RED LP SMART SIDING & 1,297 SQ. FT. (47%) GREY LP SMART SIDING

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PROJECT: #P1n  
 DATE: 5/10/2025  
 DRAWN: S.K.

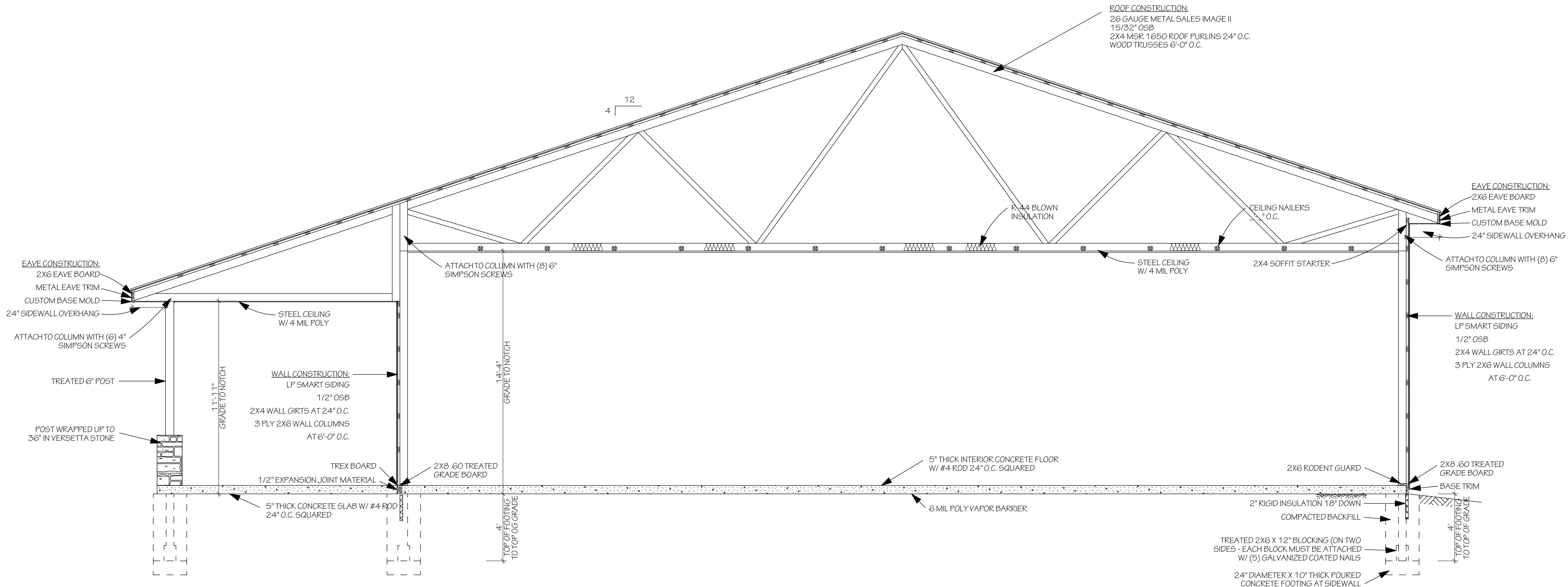
NO.	PLAN ITEM	BY	DATE
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Red Barn Pet Retreat  
 Corcoran, MN  
 65'-0" X 165'-0" X 18'-0"  
 60'-0" X 55'-0" X 14'-0"

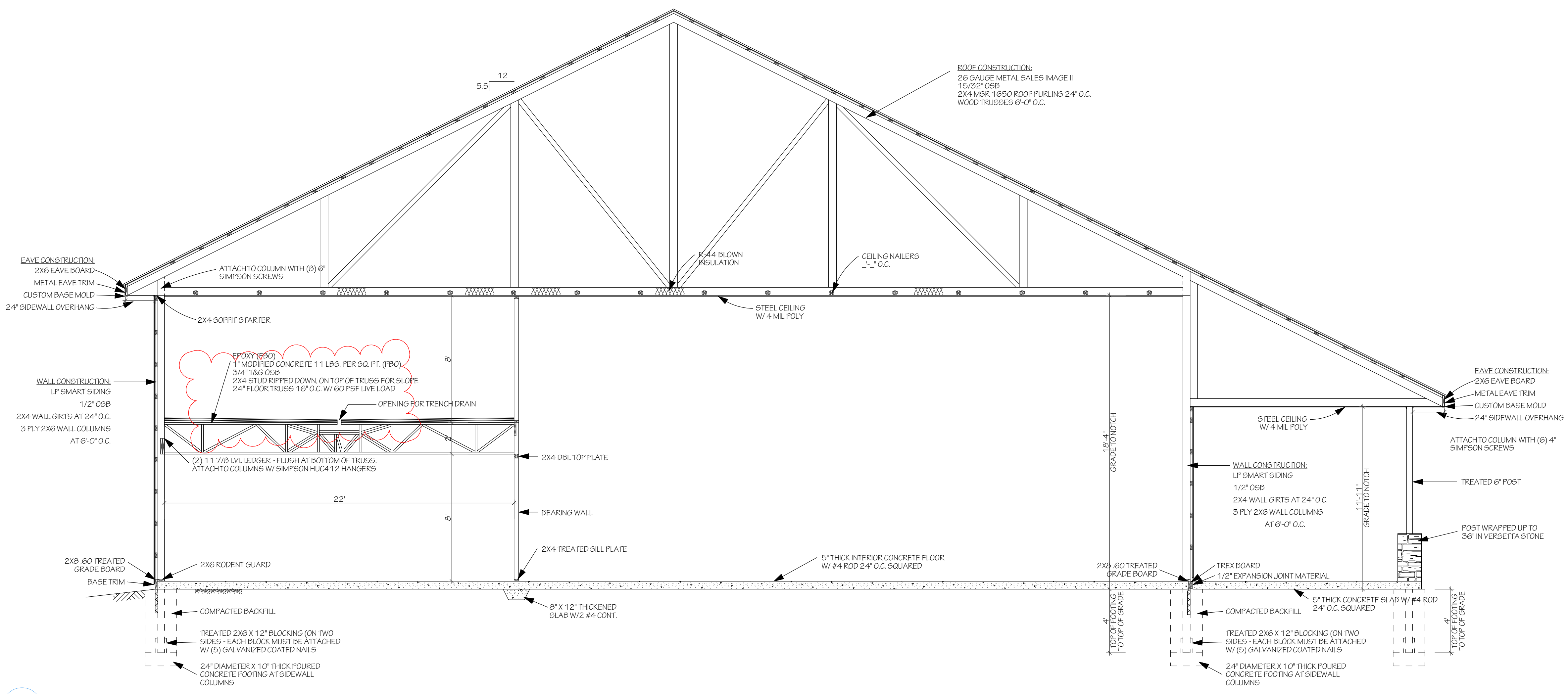
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SHEET  
 A4  
 OF 10



1 Section Through 14'  
A5 SCALE: 1/4" = 1'-0"



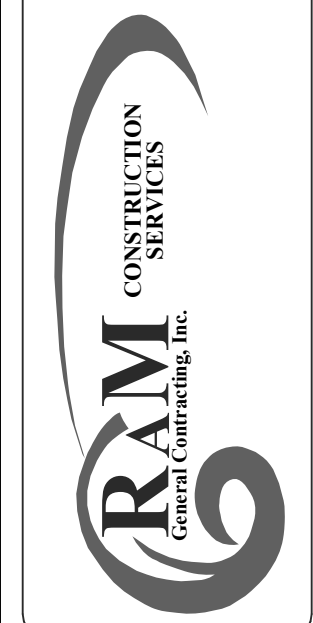
2 Section Through 18'  
A5 SCALE: 1/4" = 1'-0"

PROJECT: #P1n  
DATE: 5/10/2025  
DRAWN: S.K.

NO	PLAN ITEM	BY	DATE
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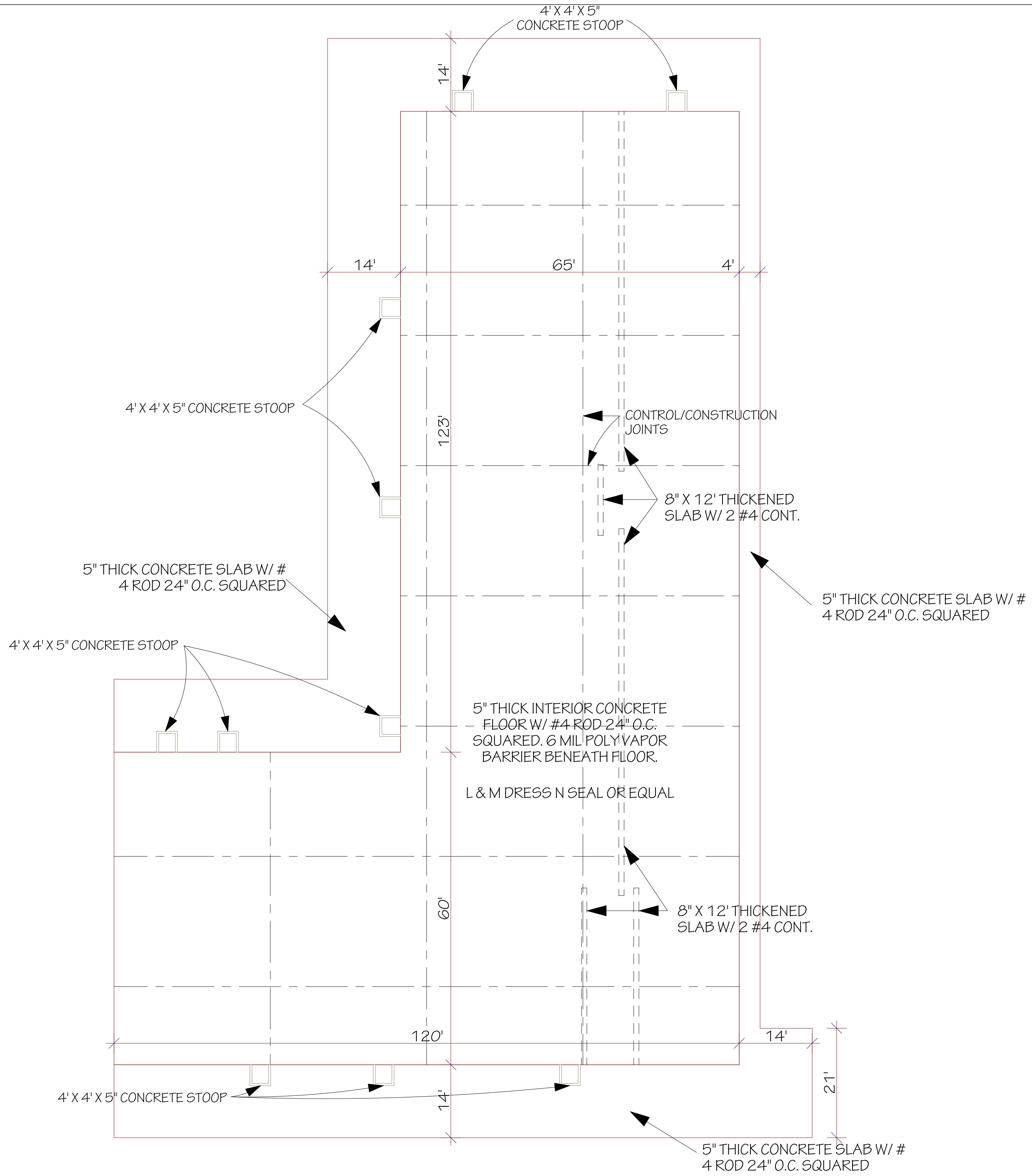
Red Barn Feb Retreat  
Concord, MN  
65'-0" X 165'-0" X 18'-0"  
60'-0" X 55'-0" X 14'-0"

592 Industrial Drive  
Winnet, Minnesota 55395  
320-485-2444  
800-710-1726  
320-485-2444  
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SHEET  
A5  
OF 10





4' X 4' X 5" CONCRETE STOOP

4' X 4' X 5" CONCRETE STOOP

5" THICK CONCRETE SLAB W/ #4 ROD 24" O.C. SQUARED

CONTROL/CONSTRUCTION JOINTS

8" X 12' THICKENED SLAB W/ 2 #4 CONT.

5" THICK CONCRETE SLAB W/ #4 ROD 24" O.C. SQUARED

4' X 4' X 5" CONCRETE STOOP

5" THICK INTERIOR CONCRETE FLOOR W/ #4 ROD 24" O.C. SQUARED. 6 MIL POLY VAPOR BARRIER BENEATH FLOOR.

L & M DRESS N SEAL OR EQUAL

8" X 12' THICKENED SLAB W/ 2 #4 CONT.

4' X 4' X 5" CONCRETE STOOP

5" THICK CONCRETE SLAB W/ #4 ROD 24" O.C. SQUARED

PROJECT: #P1n	DATE: 5/10/2025	DRAWN: S.K.
<p>Red Barn Feb Retreat Concorant, MIN</p> <p>65'-0" X 125'-0" X 18'-0" 60'-0" X 55'-0" X 14'-0"</p>		
PLAN ITEM	BY	DATE
NO		
1		
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Winnet, Minnesota 55395  
320-485-2844 800-770-4726  
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SHEET  
OF 10









Red Barn  
Pet Retreat

















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To: Kevin Mattson, PE Public Works  
Director

From: Kent Torve, PE City Engineer  
Steve Hegland, PE

Project: Red Barn Pet Retreat

Date: August 29, 2023

---

**Exhibits:**

This Memorandum is based on a review of the following documents:

1. Red Barn Pet Retreat Plans Civil Plans. Dated 08/18/2023
2. Preliminary Plat. Dated 08/17/2023
3. Narrative land use application. Dated 08/18/2023

**Comments:**

Stormwater Comments are provided under separate cover but shall be addressed with any plan updates.

General:

1. Consistent with the review process, a comment response letter shall be provided in response to the following comments provided in this Memorandum in which the applicant provides a written response to each item.
2. In addition to engineering related comments per these plans, the proposed plans are subject to additional planning comments and all other applicable codes of the City of Corcoran.
3. Applicant shall provide a list of any changes made to the plans not directly related to any of the comments provided.
4. Final approval by the Elm Creek Watershed Management Commission must be attained before any site grading or activity may commence. City must provide signature on application to watershed for watershed to begin review.
5. An encroachment agreement shall be required for all site improvements or items placed within the City ROW or easements.
6. A plan identifying wetland buffers shall be provided which includes which wetland buffers may qualify as existing buffers and which will be established with the project. If buffers are proposing to use the existing vegetation as their proposed buffer, they shall be noted as such on the plan so they can be reviewed and approved by the City as an approved wetland buffer based on the plant species and other characteristics. If wetland buffers are to be established with the development, the plan shall identify a detailed plan for how the buffers will be established.
7. Stormwater ponds and piping to be privately owned and maintained. Easements will be necessary or all stormwater infrastructure including access routes to these BMP's.

Plat:

1. All basins/ponds should be encompassed by a D&U easement. Easements shall be provided over all storm sewer pipes required for the operation of the ponding/treatment system. Easements shall be shown on the utility plan to ensure they are adequate.



August 29, 2023

Red Barn Retreat

Kevin Mattson

Page 2 of 3

2. Provide a D&U easement on all pond & wetland access routes.
3. An existing easement exists for the trunk sewer line to the NW and should be shown correctly.
4. Utility plans identify Outlot A where it is actually the developed lot. Plans shall be uniform in identifying Outlot vs proposed development.
5. Trees and landscaping appear as if they are placed within the Hennepin County easement as well as new City easement adjacent to the new roadway.

#### Transportation:

1. Future proposed road shall match City standard details.
2. Provide 40:1 tapers on Stieg road for the turn lanes.
3. No westbound left turn lane restriping is required at this time.
4. Additional comments and review will be provided on the turn lane plans at the time of final plat and construction drawings.
5. The roadway layout shall be reviewed by public safety to determine if future roadway should be constructed past the facility limit or what turnarounds are required. All turnarounds should be constructed to the standards outlined in the standard details.
6. Curb and gutter should be extended around the outside radius of the entrance
7. A 10' trail easement shall be provided over top of the 10' Drainage and Utility easement which abuts Stieg Road. This shall include through Outlot A.
8. Roadway section along Stieg Road shall match existing roadway section.
9. Turn lane into the site has conflicts with existing storm sewer and lighting which will need to be accommodated in the construction plans.
10. Show plan and profile of future roadway adjacent to the site to ensure site plan will transition properly to future roadway.
11. Turn lane plans into the development will require additional drintile to connect to new catch basin.

#### Water and Sewer:

1. Provide elevation on future sanitary sewer information including anticipated building pad elevations to ensure future sanitary line is at sufficient depth to service future lots.
2. A 12" trunk watermain line is available along the northern property line and a water stub is provided at Stieg Road. The applicant is extending this trunk utility through the property with their development.
3. Plan and profiles for all utilities shall be provided at the time of final plat submittals. Watermain profile shall take into account the future road profile to ensure it is at the proper elevation and does not need to be relocated in the future.
4. Maintain 10' (out to out) of horizontal separation between the sanitary line/structures and the watermain.
5. Watermain shall have drainage and utility easement 10' from outside edge of pipe along entire stretch. Portion of the watermain as it goes west of the proposed right of way are too close to the drainage and utility easement.
6. A minimum of 18" of vertical separation is required between watermain and all other utilities.
7. Valves on watermain to be butterfly valves for 12" and larger pipes. 6" valves to property should be gate valve per city standard details and not butterfly valves.
8. Valves for water services shall be shown 1' within D&U easement.

9. 90 degree bends on the watermain will not be allowed.
10. Watermain at northern connection is not shown correctly. Applicant shall incorporate watermain plans from adjacent development to ensure watermain connection is shown correctly.
11. Utility plans show a well and a connection to the public system. Only one source for a water service shall be provided.
12. If using the well, it must be permitted with the Minnesota Department of Health.
13. A physical air gap or other means of ensuring that back-feeding well water does not enter into the city distribution system will be required.
14. If connecting to the city system, you must provide two services. One for water service and one for fire suppression. A valve at the back of the utility easement shall be provided on each service.
15. Cleanout for sewer shall be moved to beyond the drainage and utility easement.
16. Watermain services within the site are private. We recommend 90 degree bend be replaced with 45 degree fittings.
17. Fire suppression to be reviewed with building official to confirm plan if water service from Maple Grove can not be provided.
18. 12" watermain valve on tee within right of way to the north of the site can be eliminated.
19. Spacing between trunk sewer and proposed watermain shall be reviewed at time of final plat. additional separation may be required to provide access to trunk sewer without impacting watermain.

#### Grading and Site Plan

1. Provide elevations on grading plan along the proposed curb in the proposed right turn lane.
2. Turf pet area, fence, concrete pavement, and building are not allowed to be in the wetland buffer setback.
3. All maintained slopes shall be 4:1 or flatter.
4. Landscaping should be moved out of the drainage and utility easement along future road.
5. Show pond access routes around all ponds. Access routes shall provide access to all outlet structures, EOF's and other critical infrastructure to maintain and access ponds.

#### Erosion Control/SWPPP

1. Preparation of and compliance with a SWPPP shall be required for construction.
2. A double row of silt fence should be placed on the perimeter of all delineated wetlands.
3. Silt fence should be placed outside of the wetland edge.
4. A rock construction entrance must be provided.
5. Current rip rap at ST-18 is considered wetland fill. No wetland impacts are allowed without wetland mitigation and approval. Wetland impacts must be proposed through the WCA process. All associated permits shall be submitted and approved prior to grading activities within the site if impacts are not changed. Without approval no work or equipment is allowed inside of the delineated wetlands boundary.

**End of Comments**



---

To: Kevin Mattson, PE Public Works  
Director

From: Kent Torve, PE City Engineer  
Ben Otto, EIT

Project: Stormwater for Red Barn Pet Retreat

Date: August 29, 2023

---

**Exhibits:**

This Memorandum is based on a review of the following documents:

- Red Barn Pet Retreat Drainage Report, by Short Elliott Hendrickson Inc. Dated 05/24/2023
- Red Barn Pet Retreat Plans Civil Plans. Dated 08/18/2023
- Preliminary Plat. Dated 08/17/2023
- Narrative land use application. Dated 08/18/2023

**General:**

The stormwater management system needs revision and additional review will be performed.

1. Utilize the City's Stormwater Modeling Guidelines that were provided in the Feasibility Study.
2. Approval process will first involve receiving City authorization to submit to Elm Creek watershed.
3. Provide a D&U easement over the ponds and wetlands and the easement shall encompass all access routes.
4. Development plans do not provide for stormwater treatment of future roadway, outlots or future lots within the proposed development. At the time of future development, additional stormwater management features within the proposed development will be required.
5. The future road and cul-de-sac shown on Future Development Figure on sheet 16 must provide treatment through a BMP before discharging to the wetland. Depending on where BMP is located, this will likely impact usable areas of future development lots shown to the north.

**Ponding**

1. Show clean out elevations and tile slope within the filtration basins and bio-filtration swale.
2. Ponds to have a maximum of 4:1 slopes above the safety bench and then are allowed 3:1 below the safety bench.

**Modeling**

1. Revise rate control table located in section 3.3 of the SWMP. Identify site only existing and proposed flow rates and an additional table showing wetland existing and proposed rates flowing through the CR-101 culvert.
2. Applicant may wish to model the complete property for future potential stormwater management for sharing drainage among future lots.
3. Confirm with Elm Creek Watershed what the design infiltration rate should be. Typically infiltration rates of no higher than 0.8 inches per hour are allowed, with field confirmation testing being necessary.

### **Construction Plans and Details**

1. Show a 12' access route to all pond inlets and outlets as well as filtration component within the pond to ensure that the features can be accessed for maintenance.
2. Provide southern biofiltration swale detail.
3. Provide a separate 6" tile connection into the ST-10 manhole for the south network of tile.
4. Applicant shall ensure the slope and design of southern biofiltration swale will allow for area to be maintained and does not remain saturated for extended periods of time.
5. Provide a 3 CU YD rip rap stilling basin for the southwest 15" pipe entering filtration basin 1 from the swale.
6. To lessen maintenance the rip rap curb cut swale should be moved approximately 4 spaces to the west.

### **Erosion Control/SWPPP**

1. Preparation of and compliance with a SWPPP shall be required for construction.

**End of Comments**





## CITY OF CORCORAN

8200 County Road 116, Corcoran, MN 55340

763.420.2288

E-mail - [general@corcoranmn.gov](mailto:general@corcoranmn.gov) / Web Site - [www.corcoranmn.gov](http://www.corcoranmn.gov)

# Memo

**To:** Planning (Planners Lindahl and Davis McKeown)  
**From:** Lieutenant Burns  
**Date:** May 11, 2023  
**Re:** City File 23-008 Red Barn Pet Retreat  
Comprehensive Plan Amendment, Rezoning, Preliminary Plat, Conditional Use Permit, and Site Plan

---

A Public Safety plan review meeting was held on December 7, 2022 to review concept plans received by the City on November 22, 2022 for Red Barn Pet Retreat. In attendance were: Lieutenant Ryan Burns, Planner Davis McKeown, Fire Chief Feist, Fire Chief Leuer, Fire Chief Malewicki, and Construction Services Specialist Pritchard. Additional review was completed on the formal application materials received by Public Safety Director Matt Gottschalk and Lieutenant Ryan Burns on May 11, 2023. The comments below are based on the preliminary review of the plans and are intended as initial feedback as further plan review will need to be completed as construction plans are finalized.

### Comments from 12/7/2022:

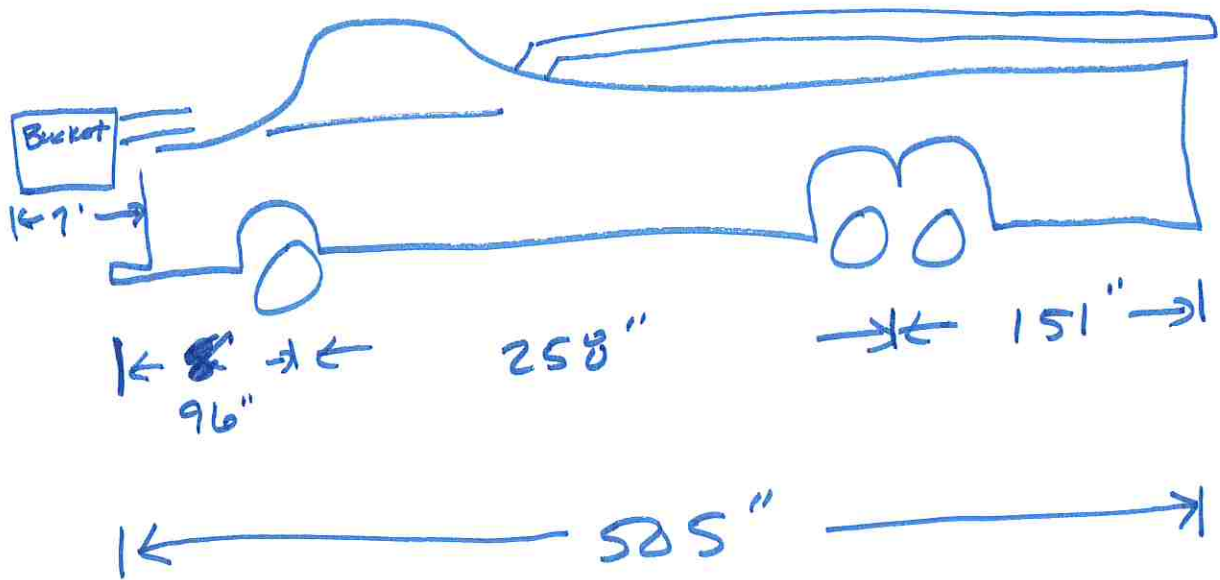
1. On-site hydrants will be required.
2. The applicant will need to confirm with the building official if the building needs to be sprinklered for the Red Barn Pet Retreat needs to be sprinklered as plans are finalized.
3. Two-access onto Stieg Road will not work in this area due to the large traffic volume on Stieg Road and it is too close to the turn lanes. Accesses should be turned internal to the site.
4. A turn-around may be needed for the parking area shown on the east of the Red Barn Pet Retreat if that portion of the site is over 150 feet.

### Comments from 5/11/2023:

1. A turn radius exhibit is required to confirm emergency vehicles will be able to access the site via the proposed driveway. If not, the driveway must be relocated to where turn radiuses can be accommodated. The fire truck dimensions to be utilized in the turn radius exhibits are enclosed to this memo.

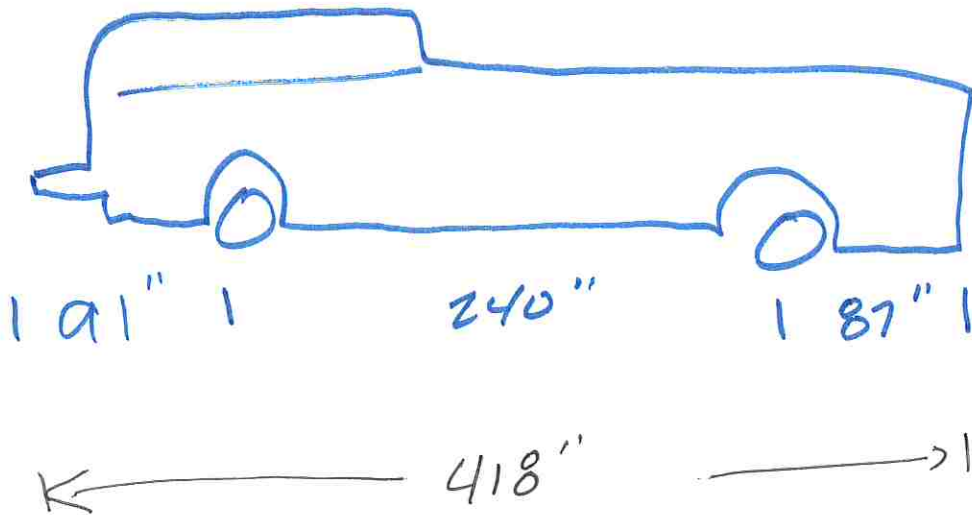
2. A turnaround must be provided on the east portion of the site since this area exceeds 150'.
3. Assuming the building is to be sprinklered (as it exceeds 12,000 square feet), the entire outside of the building must be within a 30" hose pull distance from an improved surface.

A-11

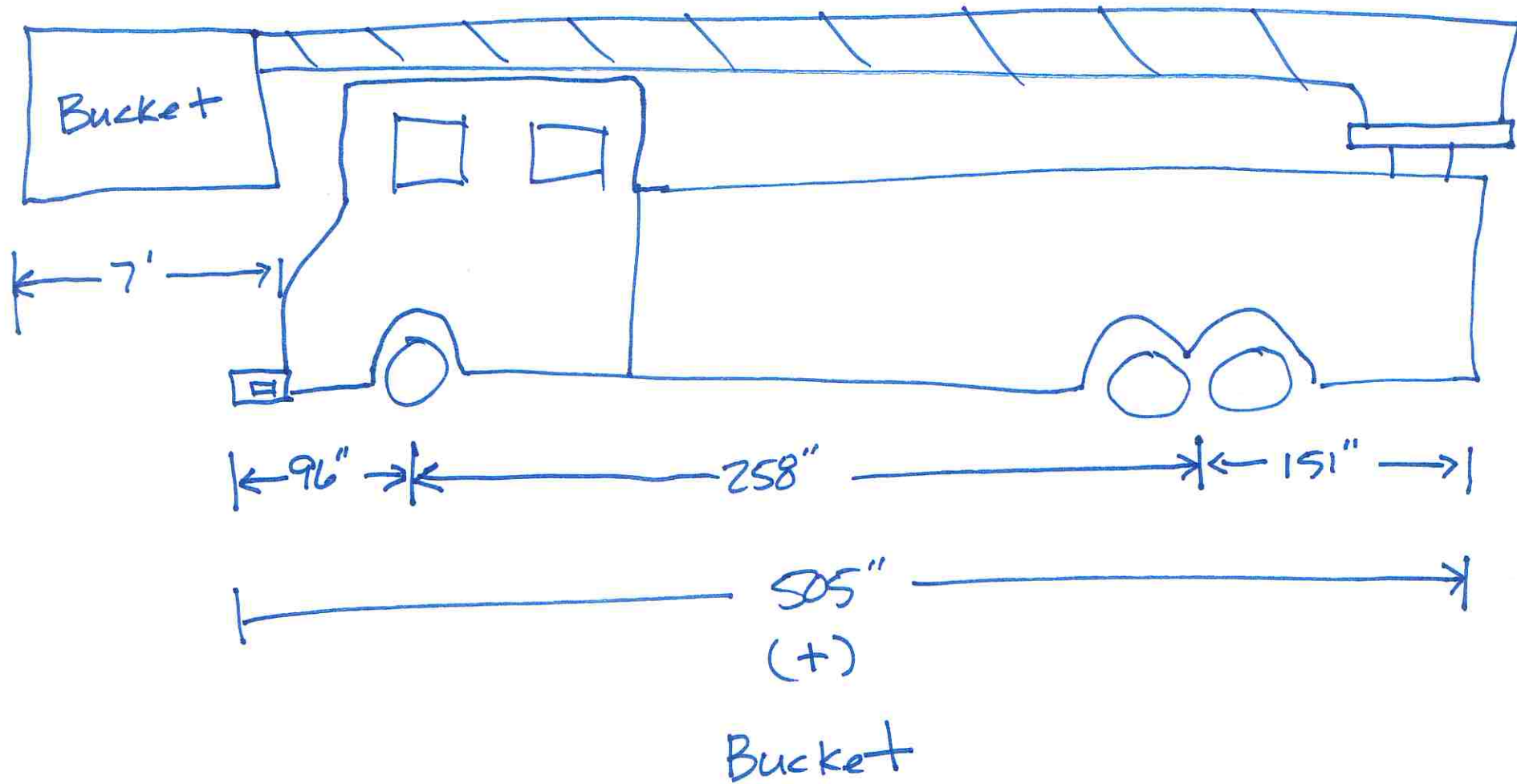


Truck body ground clearance is 14"

E-11







Rogers FIRE  
AERIAL 11 TRUCK

Down Riggers extend  
out approx. 5' on  
each side.

**Kendra Lindahl, AICP**

---

**Subject:** FW: Red Barn Pet Retreat - Updated Plan Deadline Inquiry



---

**From:** Patrick Farrens <[pfarrens@rogersmn.gov](mailto:pfarrens@rogersmn.gov)>

**Sent:** Tuesday, August 22, 2023 4:38 PM

**To:** Ryan Burns <[rburns@corcoranmn.gov](mailto:rburns@corcoranmn.gov)>; Matt Gottschalk <[mgottschalk@corcoranmn.gov](mailto:mgottschalk@corcoranmn.gov)>

**Cc:** Michael Pritchard <[MPritchard@corcoranmn.gov](mailto:MPritchard@corcoranmn.gov)>

**Subject:** RE: Red Barn Pet Retreat - Updated Plan Deadline Inquiry

With a quick site review, I would suggest moving this hydrant. Sorry for the rudimentary drawing. This is the fastest way to show this. In addition, the hydrant to the west of the property, unless the city wants it for flushing, wouldn't be usable by us as we cannot get a truck back there, so it could be eliminated.

Thanks





# HENNEPIN COUNTY

## MINNESOTA

June 1, 2023

Dwight Klingbeil, Planning Technician  
City of Corcoran  
8200 County Road 116  
Corcoran, MN 55340

Re: Preliminary Plat Review – Red Barn Pet Retreat (Received May 3, 2023)  
County State Aid Highway (CSAH) 101 (Brockton Lane)  
Hennepin County Plat Review ID #4044 (Reviewed May 9, 2023)

Mr. Klingbeil:

Please consider the following county staff comments for this plat to rezone the parcel in the northwest corner of CSAH 101 (Brockton Lane) and Stieg Road to community commercial, split the lot into two parcels, and develop the easterly lot into a dog daycare and boarding business.

**Access:** Hennepin County supports the proposed access on Stieg Road. Please ensure that the access remains at least 300 feet from Brockton Lane to promote safe and efficient traffic flow at the intersection. In reviewing future development potential, access for parcels to the north, adjacent to Brockton Lane should access the future roadway shown in the plans. Hennepin County would not support access for these parcels on Brockton Lane. Additionally, the City of Maple Grove plans to realign 101st Avenue east of Brockton Lane, directly across from Stieg Road. Please coordinate with city staff for project timing.

**Right-of-Way:** A 10-foot transportation easement is requested for drainage, utility and future multi-modal needs along Brockton Lane. In addition, we request a 25 by 25-foot triangle of right-of-way in the northwest corner of Brockton Lane and Stieg Road to accommodate space for utilities and preserve sight distance.

**Storm Water / Drainage:** Please ensure discharge rates remain less than existing flow rates. The county storm water system will not take water from new drainage areas. Additional treatments may be needed if flow rates cannot match existing. *Contact: Eric Vogel at 612-596-0316 or [eric.vogel2@hennepin.us](mailto:eric.vogel2@hennepin.us)*


**Permits:** Please inform the developer that all construction within county right of way requires an approved Hennepin County permit prior to beginning construction. This includes, but is not limited to, driveway and street access, drainage and utility construction, trail development, and landscaping. *Contact: Michael Olmstead, Permits Coordinator at 612-596-0336 or [michael.olmstead@hennepin.us](mailto:michael.olmstead@hennepin.us)*

Hennepin County Transportation Project Delivery  
Public Works Facility, 1600 Prairie Drive, Medina, MN 55340  
612-596-0300 | [hennepin.us](http://hennepin.us)

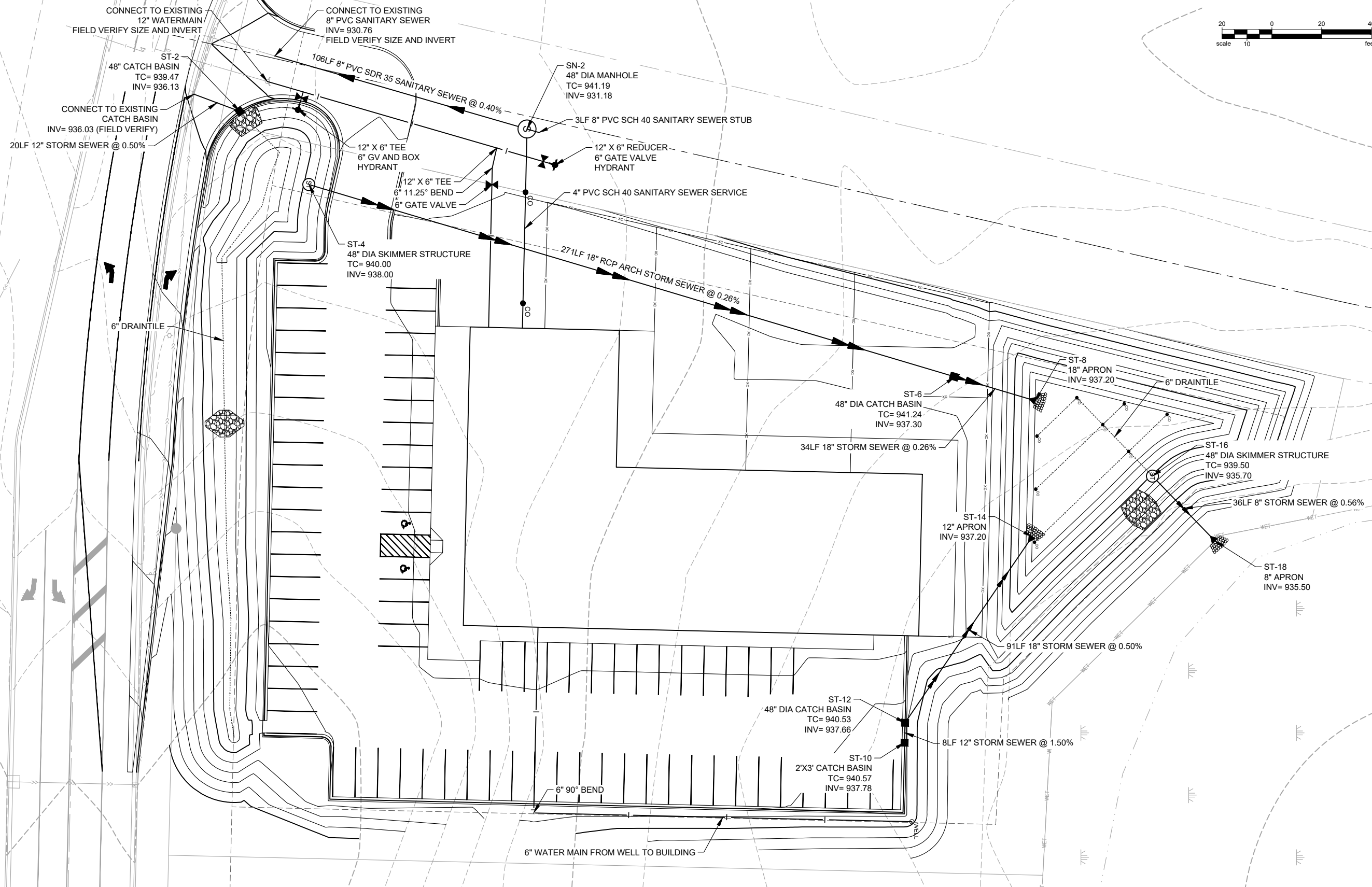


More Information: Please contact Ashley Morello: 612-596-0359, [ashley.morello@hennepin.us](mailto:ashley.morello@hennepin.us) for any further discussion of these items.

Sincerely,

A handwritten signature in black ink that reads "Carla Stueve". The signature is written in a cursive style with a large initial 'C' and a long, sweeping underline.

Carla Stueve, PE  
County Highway Engineer



Save: 4/18/2023 11:43 AM mwatercort Plot: 4/19/2023 12:02 PM X:\PIR\RAMGC1724325-final-dsgn\51-drawings\10-Civil\cad\dwg\sheet\FRA 172432UL.dwg

SEH Project	RAMGC - 172432	Rev.#	Revision Issue Description	Date	Rev.#	Revision Issue Description	Date
Drawn By	MJW	.			.		
Designed By	MJW	.			.		
Checked By	BJR	A	ISSUED FOR REVIEW	4/18/2023	.		

I HEREBY CERTIFY THAT THIS PLAN 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.

**PRELIMINARY**  
NOT FOR CONSTRUCTION

SEH  
LICENSE NO. \_\_\_\_\_ LICENSE NO. \_\_\_\_\_



# STAFF REPORT

# Agenda Item 6b.

<b>Planning Commission Meeting:</b> September 7, 2023	<b>Prepared By:</b> Natalie Davis McKeown
<b>Topic:</b> Sunram Construction Property Interim Use Permit (PID 26-119-23-21-0007) (City File No. 23-015)	<b>Action Required:</b> Recommendation

## 1. Application Request

Sunram Construction Inc., the applicant, requests approval of an Interim Use Permit (IUP) for soil processing related to the construction company’s activities. Specifically, the IUP would allow for importing soil to the site, filling and storing the soil in stockpiles, as well as exporting the soils offsite to construction projects. The property where the stockpiles will be contained (PID 26-119-23-21-0007) is Outlot A of Feehan Family Farm 2<sup>nd</sup> Addition located on County Road 50. The outlot does not have an assigned address.



Figure 1 Property Map

## 2. Background

For the last 15 years (approximately), this property has had a perpetual grading permit which allowed the applicant to utilize the site for stockpiling of soil in relation to their construction business. Additionally, the site has been and continues to be used for agriculture. As of the construction season in 2022, the process for grading permits changed. Grading permits are now limited to have a clear end date. This has made it difficult for the applicant as the use of the site for stockpiling is ever changing and ongoing. Staff reached out to the applicant earlier this year to discuss a pathway forward to bring the property and their operations into compliance. It was determined that the use of the site best fits under “Mining and Soil Processing.”

## 3. Context

### *Zoning and Land Use*

The proposed property is guided for low density residential and zoned UR (Urban Reserve). The property is an undeveloped field that is currently used for soil storage

and agriculture. 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	Parks / Open Space Low Density Residential	Public / Institutional (P-I) UR	City Park Residential	Phase 3 Phase 4
East	Low Density Residential Industrial	Single-Family Residential 2 (RSF-2) Light Industrial (I-1)	Agriculture Residential	Phase 1
South	Low Density Residential	UR	Residential Agriculture	Phase 4
West	Low Density Residential	UR	Residential	Phase 4

*Natural Characteristics of the Site*

The 2040 Comprehensive Plan’s Natural Resource Inventory Areas map reflects a wet prairie wetland community throughout the eastern portion of the site and includes a small pond. The natural community is not indicated as high-quality on the map.

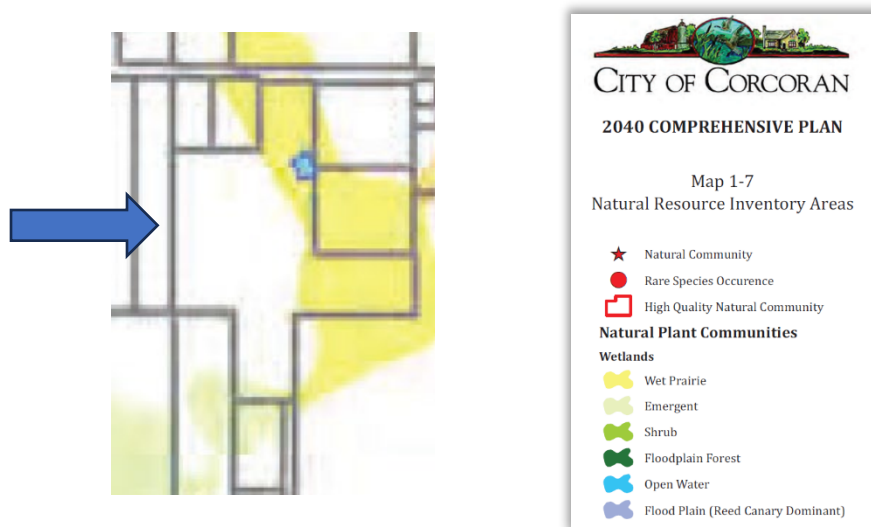


Figure 2 Natural Resource Inventory Areas Map

A wetland delineation application was submitted to the City in conjunction with the IUP application. This report states there are six wetlands and one watercourse/ditch within the site boundary. These wetlands are predominately fresh (wet) meadows with a few shallow marsh areas as well as one deep water wetland (i.e., the small pond).



Figure 3 Wetland Delineation Exhibit

#### 4. 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.

The City's discretion in approving or denying an IUP and Site Plan are limited to whether the proposed request meets the standards outlined in the City Code. If it meets these standards, the City must approve the project.

##### 1. Site Plan and Stormwater Pollution Prevention Plan

The major component of this application is a Stormwater Pollution Prevention Plan (SWPPP). SWPPPs are included in most development applications with review and approval handled by Engineering. The submitted site plan within the SWPPP attempts to represent the land use disturbance occurring on the site. The site plan shows no permanent facilities such as parking lots or structures. This is unusual in a land use



request and makes it difficult to analyze the site plan under the Zoning Ordinance. If a land use application was not required for the perpetual nature of the applicant's request, the submitted plans would only be reviewed under Chapter 54 of the City Code and handled administratively by Public Works and Engineering.

For this request, the site plan was necessary as a component of an overall land use application to allow stockpiles in the southwest corner of the property on an ongoing basis. The UR district allows Mining and Soil Processing as an interim use, and therefore the soil stockpiles can be approved through an IUP. Where appropriate, the zoning analysis of the site plan is combined with the subsequent IUP analysis.

The SWPPP is expected to be open-ended and serve as a living document that may be updated and amended as the need arises or regulations change. Because of the technical nature of SWPPPs and the need for these documents to adapt to real world circumstances, these reports are not included in staff reports but can be provided upon request. For ease of review, the most relevant portions for the Planning Commission (e.g., the narrative and site plan) have been pulled out as separate attachments to this report. If the site plan and IUP are approved, Engineering will provide the approval of the contents of the SWPPP per usual.

## 2. Interim Use Permit

### *Location and Setbacks*

The stockpiles will be located in the southwest corner of the site.

Stockpiles are not structures, so there are no applicable setbacks.

However, setbacks for the stockpile can be discussed as part of the IUP. The site plan indicates that the stockpiles will be located at least 25' from any road, drainage channel, stormwater inlet as well as located outside of buffers and stormwater

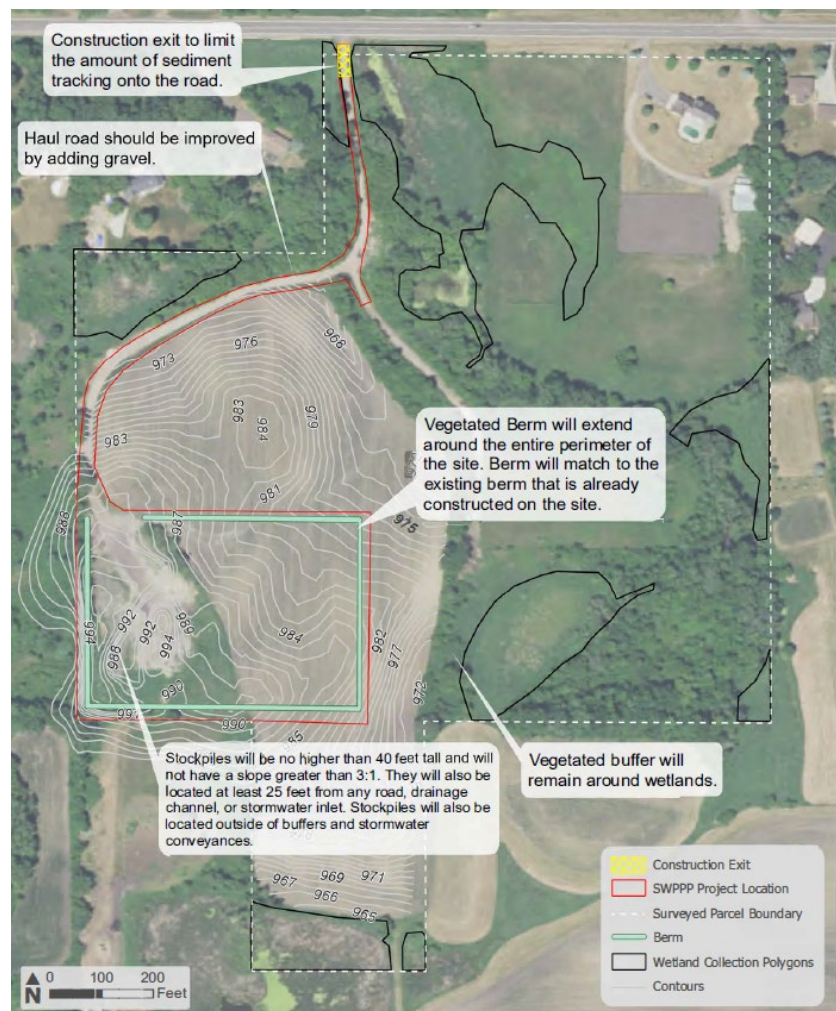


Figure 4 Best Management Practices Site Exhibit

drainage channel, stormwater inlet as well as located outside of buffers and stormwater

conveyances. In communications with the applicant, it was confirmed that the proposed 25' setback for the stockpiles would be applied from any property line to the "toe of the slope" (i.e., existing ground elevation) of each stockpile.

For comparison, principal structures in the UR are required to meet a 100' front setback (from County Road 50), a 25' side setback, and a 30' rear setback. Accessory structures are subject to a 100' front setback from County Road 50, a 20' side setback, and a 15' rear setback. The draft resolution proposes language that the stockpiles must be setback at least 25' from all property lines as measured at the toe of the slope. The City could condition the IUP on the stockpiles adhering to the same setbacks as either accessory or principal structures.

### *Height*

The applicant requests the ability to have stockpiles of up to 40' in the southwest corner of the site. The applicant's narrative explains a maximum stockpile height of 40' has been utilized on the site since 2008. For the sake of comparison, the maximum principal structure height in the UR is 35'. However, the building height measurement depends on the type of roof. For example, building height on a structure with a pitched or hip roof is measured as the vertical distance from the grade of a building line to the mean distance of the highest gable. This means there are buildings that are considered 35' tall even if the highest point of the roofline exceeds 35'. It must also be considered that stockpiles are not structures, and the height of the stockpiles will fluctuate throughout the year. For example, as of August 8, 2023, the stockpiles on the site ranged from 6' to 24' tall. A 40' maximum stockpile height could be allowed as part of the IUP, and this is the proposed language included in the draft resolution. Conversely, the City could condition the approval of the IUP on the stockpiles not exceeding 35'.

The Engineering Memo recommends identifying a maximum elevation for the stockpiles in addition to the 40' height limitation. The memo proposes basing the maximum elevation based on the lowest existing ground corner in the northeast area of the project area. The submitted plans have this elevation identified as 976 feet, therefore the maximum elevation would be 1,016 feet. This would mean some stockpiles could have a height of 40', but stockpiles located at higher elevations will not reach a height of 40'. Planning staff believes this would be a way to minimize the visual impact of the stockpiles. Since this is a recommendation and not a requirement of the Engineering Memo, Planning staff recommends clarifying this limitation with a condition of approval that the stockpiles cannot exceed a height of 40' or the maximum elevation identified by Engineering based on the lowest existing ground corner identified in the final approved grading plan, whichever is less. Additionally, staff recommends clarifying that the height of the stockpiles will be measured from the toe of the slope to the peak of the stockpile.

### *Exterior Storage*

There is equipment (e.g., case loader, skid steer, sweeper, etc.) expected to be on the site as necessary in the context of soil processing and for the property to remain in

compliance with the SWPPP and IUP. Staff recommends the following conditions of approval as it relate to the uses of the site:

- Exterior storage of equipment necessary to maintain the stockpiles and comply with the SWPPP is allowed as long as the equipment is screened from the right-of-way and adjacent properties.
- Exterior storage of non-soil materials is not permitted on the site.
- Agricultural equipment and materials stored on the site must only be used for agricultural purposes.

### *Screening*

The site plan notes that there will be a vegetated berm that will extend around the entire perimeter of the portion of the site where stockpiles will be located. Additional communication with the applicant confirms the berm will be approximately 15' tall. Additionally, the applicant commits to retaining the existing vegetated buffers around all wetlands. These components of the site plan will provide erosion and sediment control as well as soften the visual impact of the stockpiles. However, it is unlikely that 40' stockpiles can be completely screened. The Planning Commission could choose to discuss whether additional landscaping should be provided to mitigate the visual impact of the stockpiles. This is discussed further in the landscaping section of the analysis.

### *Lighting*

No lighting is proposed. The applicant's narrative states that site operations are not expected to occur during the night when lights would be needed. If exterior lighting were to be proposed on the site, it must comply with Section 1060.040 of the Zoning Ordinance.

### *Parking and Loading*

The site plan does not propose parking. Considering the types and purposes of vehicles to be utilized on the site in addition to the fact that the remainder of the site is primarily used for agriculture, it makes sense that there would not be a portion of the site dedicated to parking. Based on the use of the site, staff is comfortable with no formal off-site parking for the site. Staff recommends including a condition of the approval for the IUP that clarifies commercial vehicles related to the stockpiles are permitted on the site but cannot remain on the site unattended or overnight.

The site plan includes an existing "haul road" made of a mix of sand and gravel. The plans submitted by the applicant include a note that the haul road "should be improved



by adding gravel.” Staff agrees with this recommendation and includes improvement of the haul road as a condition of approval.

The haul road is essentially a driveway. We don’t have a driveway setback in code. However, staff believes the haul road should be treated as a drive aisle which requires a minimum setback of 10’ from all property lines. The haul road appears to be as close as 12’ on the west side just before the existing stockpile area. A proposed condition of approval is that the haul road be no closer than 10’ to all property lines, and the site plan must be revised to dimension the setback.

### Landscaping

Landscaping standards are developed as a general screening measure for buildings and parking lots. There are no specific landscaping standards to apply to interim uses with no permanent facilities. If the Planning Commission and City Council feel that landscaping should be provided to mitigate the visual impact of stockpiles and granting the IUP, direction should be provided to staff to this effect. Staff is unclear on the value additional landscaping will add as trees will not be able to completely screen the stockpiles. Additionally, the Commission should keep in mind that the remainder of the site is still used for agricultural purposes. If desired, staff believes it may be practical to require plantings in the northwest corner of the property or along the west and south property lines near or on the vegetated berm. If the City decides to require landscaping for screening, the applicant will be required to enter into a Site Improvement Performance Agreement (SIPA).

### Grading and Drainage

Up to this point, drainage from the stockpiles has been contained within the disturbed footprint. Analysis shows any dewatering volume has an insignificant impact in the surrounding sub-watershed. The applicant must provide cross sections and detail on the typical berm construction as well as how drainage will be managed from inside the working area to outside of the berm for Engineering review and approval. The

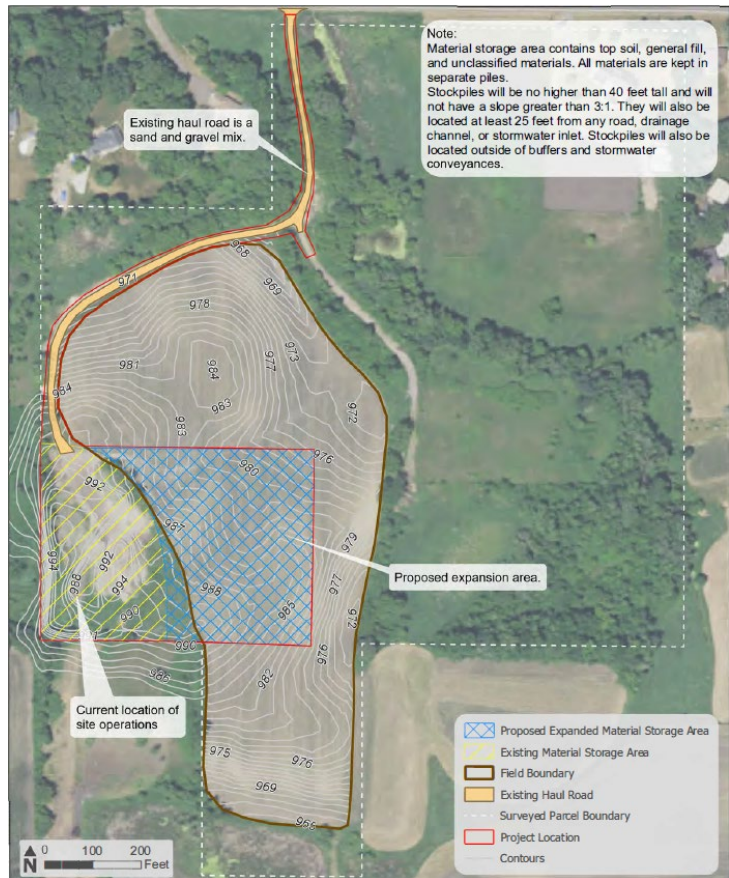


Figure 5 Site Plan

Engineering Memo requires the applicant to submit a grading plan signed by a professional engineer for approval with Engineering. This plan must confirm details provided in the narrative and SWPPP (e.g., maximum 3:1 side slopes, maximum elevation, setback dimensions, drainage conveyance, and watershed BMPs). The grading plan must also show the conveyance of both phased and ultimate side slope drainage. Additionally, the plan must ensure adding gravel for the haul road does not change approved drainage patterns within the site.

### *Dust Control*

The SWPPP document confirms that dust control measures, such as application of water, shall be performed periodically when weather or construction activity require it and/or as directed by the City. It is clarified that the City water from hydrants or other sources shall not be used for dust control, rather the water must be obtained from City approved ponds, wetlands, lakes, or other approved water bodies.

To prevent excess dust and material build up on the County Road, the applicant's narrative explains they have their own street sweeping attachments that they use to keep the County Road clean of debris. Street sweeping will continue to occur regularly to maintain the County Road near the entrance of the site. There is also a construction entrance exit noted on the site plan which is a best management practice (BMP) to minimize vehicle tracking of sediment on to the public road.

### *IUP Standards*

Mining and soil processing is called out as an interim use in the UR district. There are no specific standards for soil processing, but IUPs have the following general standards provided in Section 1070.030, Subd. 3 of the Zoning Ordinance:

- A. *Meet the requirements of a conditional use permit set forth in Section 1070.020, Subd. 3.*
  - a. *Compliance with and effect upon the Comprehensive Plan, including public facilities and capital improvement plans.*

The subject property is guided for low density residential in the 2040 Comprehensive Plan. However, it is currently in the 4<sup>th</sup> and final stage of phasing for municipal services. This means the property is not projected for residential development until at least 2035. It is possible this projection could be further pushed out when the 2050 Comprehensive Plan is completed. The proposed interim use creates no structures. Therefore, an IUP to allow soil processing, specifically stockpiling soil, does not appear to conflict with the Comprehensive Plan as eventual residential development on the site is not precluded by the proposed use.

The Planning Commission and City Council may wish to discuss whether it makes sense for the sunset clause of the IUP to include a provision that the IUP will expire when the site is considered to be in the “current” phase of municipal services which would be determined as part of Comprehensive Plan update and reflected when the City rezones the property (as well as the surrounding properties in the same phase) to an urban low-density residential district. The City could choose not to include such a provision and wait for the landowner to decide they would like to redevelop the property.

- 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 southwest corner of the site has been and is currently used for stockpiling of soils related to the construction business. Granting the IUP will formalize the conditions for which the site can operate in a way that is not detrimental to or endanger the public health, safety, morals, or comfort. The applicant’s narrative notes that the existing stockpiles can reach 40’ tall. As a part of the IUP approval they intend to expand the portion of the site that can be used for stockpiling. While the applicant requests that the stockpiles in this expanded area also be allowed up to 40’ tall, the narrative states that it is possible the average height of the stockpiles throughout the year will decrease as they will have more space to store the material brought to the site. The proposed 3:1 slopes of the stockpiles meet City standards for erosion and sediment control.

Several BMPs are outlined in the SWPPP to ensure that the ongoing stockpiling of soils at this site will not be detrimental or endanger the surrounding area. Below are a few examples of the proposed BMPs:

- A vegetated buffer will be maintained around the delineated wetlands to minimize potential impacts.
- The project does not intend to use any chemical treatments.
- Exposed soils (including stockpiles) must have erosion protection/cover initiated immediately and completed within 14 days.
- Sediment tracked onto a public street must be removed with a street sweeper per Construction Stormwater Permit requirements, or immediately when it causes a safety issue.

Ongoing performance compliance with the SWPPP is a condition of approval included in the draft resolution.

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



The SWPPP provides that all grading operations shall be conducted in a manner as to minimize the potential for site erosion with the installation of erosion control measures. Any damage to adjacent properties or natural resources must be corrected and restored as soon as permission is granted from the property owner(s).

The narrative states that there are no set operation hours for the site but anticipates that operations will occur between dusk and dawn. It is also noted that there will be periods of time (e.g., weeks and months) where no operations will occur at the site. In the interest of the surrounding properties, staff recommends that the applicant adhere to the construction hours for the City as outlined in Chapter 82.04, Subd. 5 (A)(10). Specifically, operations on the site would be limited to 7AM – 7PM Monday through Friday, and 8AM – 4PM weekend and holidays. This is included as a condition of approval in the draft resolution.

Additionally, the Planning Commission and City Council could create setback, height, and screening standards as part of the IUP (as previously discussed) to satisfy this standard.

- 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.*

Since this has been an ongoing use for the last 15 years, there is nothing to suggest that the orderly development and improvement of surrounding properties will be impeded by granting the IUP. The suggested conditions of approval should also help to protect the surrounding properties.

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

This property already has access on to County Road 50. No additional public facilities are required to accommodate the proposed use. However, the project area is part of an outlot that does not currently have an address which could lead to confusion should emergency services ever be called to the site. Staff recommends that an address sign be required as a condition of approval, and staff will assign an address upon approval.

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

Staff finds the proposed use conforms to all applicable regulations in the UR district.

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

Staff finds the proposed use and site will conform to the performance standards of the Zoning Ordinance with the recommended conditions of approval.

- B. The use is allowed as an interim use in the respective zoning district.*

Mining and soil processing is allowed as an interim use in the UR district.

- C. The date or event that will terminate the use can be identified with certainty.*

Staff recommends language that confirms the IUP to be issued to Sunram Construction is non-transferable and will terminate upon any of the following:

- a) If the business ceases.
- b) If property ownership changes.
- c) If ownership of the business changes.
- d) If a Notice of Termination for the SWPPP is submitted to the MPCA.
- e) If there is a failure to meet other local, state, and federal regulations.

This language is included in the draft resolution.

Also, the Planning Commission and City Council could add the following provision to confirm compliance with the prevailing Comprehensive Plan:

- f) If the City deems the property to be within the current phase of staging for municipal services.

- D. The use will not impose additional unreasonable costs on the public.*

Staff does not find reason to believe that additional, unreasonable costs will be imposed on the public as a result of granting the IUP. One of the more public concerns is tracking on to County Road 50. However, the applicant has purchased sweeping equipment to clean the street themselves. The applicant has committed to completing sweeping as needed as part of the SWPPP and their IUP narrative.

*E. The user agrees to any conditions that the City Council deems appropriate for permission of the use.*

The draft resolution includes the following staff recommended conditions of approval to minimize the impact of granting the IUP:

- The applicant must adhere to the commitments made in the application narrative dated 7/13/2023 and follow-up communication received 8/14/2023.
- The applicant is limited to the intensity of use as portrayed in the narrative dated 7/13/2023 and follow-up communication received 8/14/2023, unless otherwise amended. Expansions of the stockpile area, increased intensity of use, construction of a structure, or new soil processing related activities not captured by the application submittal will require approval of an IUP and Site Plan amendment.
- Stockpiles must be setback at least 25' from all property lines as measured at the toe of the slope.
- Stockpiles, as measured from the toe of the slope to the peak of the stockpile, must not exceed a height of 40' or an elevation that is no more than 40' of the elevation of the lowest existing ground corner, whichever is less. Engineering will confirm the final elevation based on the final grading plan.
- Commercial vehicles related to managing stockpiles are permitted on the site but cannot remain on the site unattended or overnight.
- Exterior storage of equipment necessary to maintain the stockpiles and comply with the SWPPP is allowed as long as the equipment is screened from the right-of-way and adjacent properties.
- Exterior storage of non-soil materials is not permitted on the site.
- Agricultural equipment and materials stored on the site must only be used for agricultural purposes.
- The applicant must upgrade the haul road with gravel.
- The drive aisle to access the stockpile areas must be no closer than 10' to all property lines. The site plan must be revised to dimension the setback.
- The applicant must remain in compliance with the performative requirements of the SWPPP as it may be amended from time to time. An amendment to the SWPPP will not necessarily require an amendment to the IUP unless the footprint of the stockpile area expands.
- The applicant must adhere to the City's construction hours as outlined in Chapter 82.04, Subd. 5(A)(10).
- An address sign will be required to be installed at the entrance of the property. A property address will be assigned by City staff upon approval of the IUP.



The staff report also calls out the following possible conditions that could be added by the Planning Commission and City Council if deemed necessary for the approval of the IUP:

- The stockpiles must meet the same setbacks as principal structures in the zoning district as measured from the toe of the slope.
  - o 100' from County Road 50.
  - o 25' side setback.
  - o 30' rear setback.
  - o Alternatively, the setbacks for accessory structures could be used which are as follows:
    - 100' from County Road 50'
    - 20' side
    - 15' rear
- The stockpiles must not exceed 35' in height.
- Landscaping requirements in the northwest corner and near or on top of the west and south portions of the vegetated berm.
  - o If landscaping requirements are attached to the IUP, the applicant will be required to enter into a SIPA as a condition.

The above conditions are not included in the draft resolution, but verbiage can be added as directed by the Planning Commission.

## **5. Recommendation**

The Planning Commission has the following options:

1. Recommend approval of the draft resolution approving the Site Plan and IUP for soil processing for Sunram Construction, Inc. without amendments.
2. Recommend approval of the draft resolution with amendments.
3. Recommend denial of the draft resolution.

### **Attachments:**

1. Draft Resolution 2023-xx Approving the Site Plan and IUP
2. Applicant Narrative Received July 13, 2023
3. Supplemental Applicant Communication received August 14, 2023
4. Site Plan Exhibit
5. Best Management Practices Site Exhibit
6. Engineering Memo Dated August 30, 2023

**RESOLUTION NO. 2023-**

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

**APPROVING AN INTERIM USE PERMIT AND A SITE PLAN APPLICATION FROM SUNRAM CONSTRUCTION INC. LOCATED AT PID 26-119-23-21-0007 ON COUNTY ROAD 50. (CITY FILE 23-015)**

**WHEREAS**, Sunram Construction Inc. (“the applicant”) requested approval of an interim use permit and site plan for soil processing on property legally described as follows:

*See Attachment A*

**WHEREAS**, the Planning Commission reviewed the request at a duly called public hearing and recommended approval.

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

1. A site plan and interim use permit are approved as shown on application materials and plans received by the City on July 13, 2023, and August 14, 2023, except as amended by this resolution.
2. The applicant must comply with all conditions in the City Engineer’s Memo dated August 30, 2023.
3. An interim use permit is granted to allow soil processing including importing soil to the site, filling and storing the soil in stockpiles, as well as exporting the soils offsite, subject to the conditions in this approval.
  - a. The applicant must adhere to the commitments made in the application narrative received July 13, 2023, and follow-up communication received August 14, 2023.
  - b. Unless otherwise amended in this approval, the applicant is limited to the intensity of use as portrayed in the narrative received July 13, 2023, and follow-up communication received August 14, 2023. Expansions of the stockpile area, increased intensity of use, construction of a structure, or new soil processing related activities not captured by the application submittal will require approval of an Interim Use Permit and/or Site Plan Amendment.
  - c. Stockpiles, as measured from the toe of the slope, must be setback at least 25 feet from all property lines.
  - d. Stockpiles, as measured from the toe of the slope to the peak of the stockpile, must not exceed a height of 40 feet or an elevation that is no more than 40 feet higher than the elevation of the lowest existing ground corner, whichever is less. Engineering will confirm the final elevation to be used based on the approved grading plan.

**RESOLUTION NO. 2023-**

- e. Exterior storage of equipment necessary to maintain the stockpiles and comply with the Stormwater Pollution Prevention Plan is allowed as long as the equipment is screened from the right-of-way and adjacent properties.
  - f. Exterior storage of non-soil materials is not permitted on the site.
  - g. Agricultural equipment and materials stored on the site must only be used for agricultural purposes.
  - h. Commercial vehicles related to the approved soil processing activities are permitted on the site but cannot remain on the site unattended or overnight.
  - i. The applicant must upgrade the haul road with gravel.
  - j. The haul road must be no closer than 10 feet from all property lines.
  - k. The applicant must remain in compliance with the performative requirements of the Stormwater Prevention Pollution Plan as it may be amended from time to time. An Amendment to the Stormwater Prevention Pollution Plan will not necessarily require an amendment to the Interim Use Permit unless the footprint of the stockpile area expands.
  - l. The applicant must adhere to the City's construction hours as outlined in Chapter 82.04, Subd. 5(A)(10) which may be amended from time to time.
  - m. The applicant must install an address sign at the entrance of the property to ensure emergency services can locate the property if needed. A property address will be assigned by City staff.
4. FURTHER, that the following conditions be met prior to making improvements on site:
- a. The site plan must be revised to dimension a 10-foot setback from all property lines applied to the haul road.
  - b. The applicant must submit a professionally engineered grading plan for review and approval by Engineering.
  - c. The developer shall record the approving resolution with Hennepin County and provide proof of recording to the City.
5. Approval shall expire within one year of the date of approval unless the applicant commences the authorized use and completes the required improvements.
6. The interim use shall terminate on the happening of any of the following events, whichever occurs first:
- a. If the business ceases.



**RESOLUTION NO. 2023-**

- b. If property ownership changes.
- c. If ownership of the business changes.
- d. If a Notice of Termination for the Stormwater Pollution Prevention Plan is submitted to the Minnesota Pollution Control Agency.
- e. If there is a failure to meet other local, state, and federal regulations.

**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 28<sup>th</sup> day of September 2023.

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

ATTEST:

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

*City Seal*

**ATTACHMENT A**

Outlot A, Feehan Family Farm 2<sup>nd</sup> Addition, Hennepin County, Minnesota

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# Memorandum

Date: July 07, 2023

Prepared By: Tara Ostendorf, Environmental Team Lead

Project: Sunram Construction Soil Processing Expansion

Contractor: Sunram Construction – Corcoran, MN

Subject: SWPPP Documentation Clarifications

Narrative:

The site is used as a soil processing and material holding yard for Sunram’s various ongoing projects throughout the metro area. Material is taken from other active construction sites and hauled to this location to be stored. The material will eventually be hauled off to use at other construction sites when needed. Use of the site is dependent on the project type, size of project, and material needed. Materials on site include topsoil, general fill, and unclassified materials. All materials are kept in separate stockpiles on site. The site has no set hours of operation, but construction activities will occur no earlier than dawn and no later than dusk. The equipment that is regularly used at the site includes bulldozers, excavators, dump trucks, skid steers, and dump trailers. The equipment that is being used depends on the type of material being hauled in or out of the site. The amount of material being hauled in and out of the site each day varies as the site does not have consistent day-to-day operations. Site visits could range from 0-10 trips per day. There are periods of time where the site will not be used for weeks at a time, while other weeks the site may be used daily.

To prevent excess dust and material build up on the county road, Sunram Construction has their own street sweeping attachments that they use to keep the county road clean of debris. Street sweeping will continue to occur regularly to maintain the county road near the entrance/exit of the site.

The current height of the stockpiles at the site are no greater than 40 feet tall. This same maximum height will be used for the expansion area and could most likely decrease in height as more space is available for material to be stored. Side slopes of the stockpiles will not exceed 3:1. Stockpiles will be located outside of buffers and stormwater conveyances. All stockpiles will also be located at least 25 feet from any road, property boundary, drainage channel, or stormwater inlet.

Moore Engineering Inc has also prepared a Stormwater Pollution Prevention Plan (SWPPP) on behalf of Sunram Construction to fulfill permitting requirements for construction activities related to the expansion of an existing use on property located within the regulated area of the City of Corcoran. This activity requires two levels of permitting; construction activity associated with clearing and grading the site to the extent that it requires an NPDES Construction Stormwater general permit issued by the MN Pollution Control Agency, and the ongoing operation of the site as a soil

processing and staging area, which requires an interim use permit from the City of Corcoran.

The NPDES permit requires a SWPPP which meets the minimum requirements as outlined in the general permit. The attached SWPPP prepared for Sunram Construction meets these requirements for the construction activities associated with the physical site expansion. Once all temporary and final best management practices (BMPs) have been constructed and construction activity has concluded, a Notice of Termination will be filed with the MPCA. This prepared SWPPP document applies only to the construction activity associated with expansion.

Future land use and operations at this site will follow the requirements and conditions of the interim use permit issued by the City of Corcoran. Any additional stormwater requirements related to the ongoing operation of the site may be listed as conditions of the IUP.



## Natalie Davis

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**From:** Lucas Mueller <Lucas.Mueller@mooreengineeringinc.com>  
**Sent:** Monday, August 14, 2023 11:00 AM  
**To:** Natalie Davis  
**Cc:** Kevin Mattson; Ryan Sunram; Dwight Klingbeil  
**Subject:** RE: Sunram Construction - IUP Application

Natalie,

Below are the responses from the additional information you and the City are requesting. Please let me know if you have any questions after reviewing the responses.

Thanks!

1. Identify the elevation that the maximum height of the stockpile will be based on.

The maximum heights of the stockpiles are based on the current heights of the piles which have been utilized since about 2008. These heights do not create a visual disturbance from the surrounding properties as tree cover blocks a majority of the piles. With the expansion of the soil processing yard, pile heights could possibly be reduced as additional area allows to create stockpiles horizontally rather than vertically.

2. How high is the proposed vegetated berm?

The height of the proposed berm will be approximately 15 feet tall. The proposed vegetated berm for the expansion area will tie into the south side of the existing berm and be brought out to the east and north. The current height of the berm on the south side is approximately 15-20 feet. The existing berm will be reshaped in parts where it is higher than 15 feet and be used as part of the new berm. Current material onsite and material brought in from ongoing projects will be utilized to create and shape the proposed berm around the entire soil processing area.

3. Will the 25' setback of the stockpile be applied from the berm?

The 25' setback will be applied from the toe of slope of the stockpiles. Currently, the only area this will take place is along the western property boundary. A portion of the berm may be closer than 25' from the property boundary, but the stockpile itself will abide by a 25' setback.

4. How high is the elevation of the stockpile as of today?

Measurements of the stockpiles were taken on August 8, 2023. At that time, the stockpiles ranged in height from 6 feet to a maximum height of 24 feet.

5. What are the slopes of the stockpile as of today?

A majority of the stockpiles are at a 3:1 slope with the furthest eastern stockpile (on the field edge) at a 2.5:1 slope. This slope will be reduced and regraded with the expansion of the material storage area to the east in order to meet the maximum 3:1 slope.

6. The narrative provides that 0-10 trips per day are expected. Staff believes this may be based on an average as there have been times where it is believed the site has exceeded 10 trips per day. Please provide the maximum trips per day expected on the busiest day of the year. The narrative will be utilized in setting restraints, so it is important that it details the maximum extent the site it intended to be utilized.

The 10 trips per day mentioned in the memo was based on an average. At maximum capacity of the site, a total of 110 trips may be conducted for one day. This has only occurred a few times during the operation of the soil processing facility since it began in 2008. A more "normal" high-capacity use of the site would be 50-60 trips per day.

The plan states ways to keep down dust, reduce excess material being brought on to the county road, road sweeping, and hours of operation to be compliant and minimize disturbances to neighbors and county road traffic.

**Lucas Mueller**

Environmental Team Lead

**moore engineering, inc.**











Construction exit to limit the amount of sediment tracking onto the road.

Haul road should be improved by adding gravel.

Vegetated Berm will extend around the entire perimeter of the site. Berm will match to the existing berm that is already constructed on the site.

Stockpiles will be no higher than 40 feet tall and will not have a slope greater than 3:1. They will also be located at least 25 feet from any road, drainage channel, or stormwater inlet. Stockpiles will also be located outside of buffers and stormwater conveyances.

Vegetated buffer will remain around wetlands.

-  Construction Exit
-  SWPPP Project Location
-  Surveyed Parcel Boundary
-  Berm
-  Wetland Collection Polygons
-  Contours





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To: Kevin Mattson, PE  
Public Works Director

From: Kent Torve, PE City Engineer  
Steve Hegland, PE

Project: Sunram IUP

Date: August 30, 2023

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**Exhibits:**

This review is based on the following documents:

1. Narrative, July 7, 2023, Moore Engineering
2. Stormwater Pollution Prevention Plan (SWPPP), July 2023
3. Email response from Moore Engineering to City, August 14, 2023

**Comments:**General

- In addition to engineering related comments per these plans, the proposed plans are subject to additional planning comments and all other applicable codes of the City of Corcoran, Elm Creek Watershed Management Commission, Wetland Conservation Act, etc..
- The SWPP and grading plan with narrative shall be submitted to the Elm Creek Watershed Management Commission to determine if any permitting is necessary through their jurisdiction. The proposed work disturbs more than 1 acre of land and therefore typically requires ECWMC permitting.
- Access is at existing location and regulated by the County. Any widening of access road would likely impact wetlands and WCA process would need to be followed.

Height

- The Sunram SWPP and applicant response to staff comments indicates a height limit of 40 feet however, no baseline reference was provided.
  - Recommended to set the maximum height off of existing ground, therefore the lowest existing ground corner (northeast) is elevation 976 and maximum elevation would be 1016.
- The applicant shall provide a PE signed grading plan that shows;
  - Maximum 3:1 side slopes and identified peak elevation,
  - Ground tie in elevations,
  - Setback dimensions,
  - Drainage patterns,
  - Watershed BMPs as required, and
  - Conveyance system for interim and final conditions.

Soil Processing

- The soils used in this operation shall be clean. Any soils which are regulated by the MPCA or other regulatory agencies shall not be allowed.
- Site is limited to soil processing, no crushing, reclaim, storage or processing of demo or construction material/debris is allowed.

### Drainage

- Historically, the drainage from stockpiles has been contained within the disturbed footprint and analysis shown any dewatering volumes have insignificant impact in the surrounding subwatershed.
- The applicant indicates that a vegetated berm will be installed around the perimeter of the stockpile area. Provide cross section and a detail on the typical berm construction as well as how drainage will be managed from inside the working area to outside of berm.
- Grading plan shall show the conveyance of both phased and ultimate side slope drainage.
- Notes shall be added to grading plan to ensure adding gravel for driveway construction does not change approved drainage patterns within the site.

**End of Memo**



# CITY OF CORCORAN

8200 County Road 116 • Corcoran, MN 55340  
763-420-2288 • www.corcoranmn.gov

## MEMO

Meeting Date: August 24, 2023  
To: Planning Commission  
From: Dwight Klingbeil, Planning Technician  
Re: Active Corcoran Planning Applications

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*Projects/comments in blue italics are new.*

The following is a status summary of active planning projects:

1. **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 comment period for the EAW concluded on July 6 and the Council accepted the Notice of Decision at the July 27, 2023 Regular Meeting.
2. **“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 has been distributed to the applicant. This item is not currently scheduled for any upcoming meetings.
3. **“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 applicant requested that the review period be extended 90 days and has been continued to the September 7, 2023, Planning Commission meeting.*
4. **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. After the Public Hearing on July 6, the Planning Commission recommended approval of the Conditional Use Permit and the Interim Use Permit. This item is was approved at the July 27, 2023, Council meeting.

5. **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 and is not scheduled for any upcoming meetings.
6. **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. *After the Planning Commission’s recommendation for approval at the August 3 2023 meeting, the Council approved the CUP at the August 24, 2023, regular meeting.*
7. **Sunram IUP (PID 26-119-23-21-0006) (City File No. 23-015)** Ryan Sunram applied for an Interim Use Permit to allow staging and stockpiling soil for construction projects at 20305 County Road 50. *This item is complete for review and is scheduled for the September 3 Planning Commission meeting.*
8. **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. *The applicant requested the Council to table this item at the August 24, 2023, regular meeting.*
9. **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 (RSF-3) to allow the development of 66 single family homes with a minimum lot width of 65’. The applicant received Council feedback at the July 27 meeting and is not scheduled for any upcoming meetings.
10. **Kariniemi/Jensen Concept Plan (PID 11-119-23-21-0002) (City File No. 23-018)** Nate Kariniemi submitted a concept plan for a proposed Open Space and Preservation plat subdivision at 20400 County Road 30. The concept consists of 16 single-family lots ranging from 1-2.2 acres and a 52.4-acre outlot. *The applicant received Council feedback at the July 27. Since the July 27, 2023, regular meeting, the applicant has submitted more material for review. This item is scheduled to return to the City Council at the September 28, 2023, regular meeting.*
11. **South Fork Village Concept Plan (PID 01-119-23-44-0046) (City File No. 23-020)**

*Fenway Land Company submitted a concept plan for an apartment complex on the Martin property, located on the southeast corner of Stieg Road and County Road 101. The concept includes a 100-unit market rate apartment, and an outlot that would allow the development of 1-2 retail/commercial spaces along Stieg Road. This item is still being reviewed for completeness but is expected to be reviewed by the City Council at the September 28, 2023, regular meeting.*



# CITY OF CORCORAN

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

## MEMO

Meeting Date: September 7, 2023  
To: Planning Commission  
From: Jessica Beise, City Administrator  
Re: City Council Report

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The Planning Commission last met on August 3, 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.

### **August 10, 2023, Work Session Meeting**

- City Logo Discussion
  - Provided direction on the logo process including community input in October when the contest begins.

### **August 10, Council Meeting**

- City Administrator Search Process
  - Authorized the search and the position profile with final approval by the Mayor and City Administrator. Set September 28<sup>th</sup> as the date to review the candidates and November 6<sup>th</sup> as the date for interviews.
- City Center Drive & 79th Place - Bid Alternate
  - Authorized a bid alternate be sought.
- Pedestrian Crossing Policy & Quote
  - Adopted the policy and approved moving forward with a quote for a crosswalk.
- Administration Department Reorganization
  - Tabled the reorganization until 90 days after the new City Administrator is onboard.
- Organizational Chart
  - Reviewed the organizational chart.
- 2024 Advance CIP Purchase
  - Authorized the CIP ordering.
- Call Work Sessions
  - Called session for the selection of candidates for the City Administrator position, discussion of LPRs and final review of the logo designs.

### **August 24, 2023, Work Session Meeting**

- 2024 Draft Budget
  - Reviewed the second draft of the budget and provided staff direction.



**August 24, Council Meeting**

- Years of Service Recognition
  - Recognized Paula Steelman for her 15 years of service with the City.
- Corcoran Garages II
  - Applicant asked for the item to be tabled.
- City Center Drive and 79th Place Street and Utility Improvements-Bid Award
  - Reviewed the bids; the bids came in under projections. All bid alternates were awarded.
- Recognizing Night to Unite Participants and Donations
  - Recognized the efforts of the Night to Unite Participants and Donors.
- City Administrator Search Process Update
  - Approved an amended timeline with candidate selection on October 12<sup>th</sup> and Interviews selection on November 6<sup>th</sup>; approved a minor modification to the City Administrator job description.
- Request for Proposals and Qualifications
  - Reviewed a Request for Proposals and Qualifications (RFPQ) to hire a park consultant to assist with park planning and authorized staff to issue to the RFPQ.
- Resident Garage 22355 Oakdale Drive
  - Heard a resident request related to overhangs of accessory structures; directed staff to draft a minor code amendment.
- Organics Recycling Requirements
  - Discussed organics recycling requirements and directed staff to create a organics drop off site.
- Public Hearing: Cannabis, Edible Cannabinoids, & Drug Paraphernalia Ordinance
  - Held a public hearing; adopted an ordinance regulating cannabis, edible cannabinoids and drug paraphernalia.
- Public Hearing: Adopt Interim Moratorium Ordinance
  - Held a public hearing; adopted an interim ordinance as related to high potency cannabis projects.