



**Corcoran Planning Commission Agenda  
April 4, 2024 - 7:00 pm**

1. **Call to Order / Roll Call**
2. **Pledge of Allegiance**
3. **Agenda Approval**
4. **Minutes**
  - a. Minutes – March 12, 2024, Meeting\*
5. **Open Forum – Public Comment Opportunity**
6. **New Business**
  - a. **Continue Public Hearing to May 6, 2024.** Chastek Farm Preliminary Plat, Preliminary PUD, Rezone (City File 23-034).
  - b. **Public Hearing.** Scharber Garage CUP (City File 24-005).
    - i. Staff Report
    - ii. Open Public Hearing
    - iii. Close Public Hearing
    - iv. Commission Discussion & Recommendation
  - c. Red Barn Pet Retreat Variance (City File 24-007).
    - i. Staff Report
    - ii. Commission Discussion & Recommendation
7. **Reports/Information**
  - a. Other Business
    - i. Commercial & Industrial Update Discussion\*
  - b. Planning Project Update\*
  - c. City Council Report\* – Council Liaison Vehrenkamp
8. **Commissioner Liaison Calendar**  
City Council Meetings

4/11/2024	4/25/2024	5/9/2024	5/23/2024	6/13/2024	6/27/2024
Kozicky	Lanterman	Lind	Brummond	Hargreaves	Kozicky

9. **Adjournment**

**HYBRID MEETING OPTION AVAILABLE**

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

**Meeting Via Telephone/Other Electronic Means**

**Call-in Instructions:**

+1 305 224 1968 US

**Enter Meeting ID: 813 2340 0618**

**Video Link and Instructions:**

<https://us02web.zoom.us/j/81323400618>

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

**Meeting ID: 813 2340 0618**

*\*Please note in-person comments will be taken at the scheduled meeting where noted.*

*Comments received via email to the Planning Technician ([dklingbeil@corcoranmn.gov](mailto:dklingbeil@corcoranmn.gov)) or via public comment cards will also be accepted. All email and public comment cards must be received by the 4PM of the day before the meeting.*

For more information on options to provide public comment visit:

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

*\*Includes Materials - Materials relating to these agenda items can be found in the House Agenda Packet by the door. The complete Planning Commission Agenda Packet is available electronically on the City website at [www.corcoranmn.gov](http://www.corcoranmn.gov).*



**Corcoran Planning Commission Minutes  
March 12, 2024 - 7:00 pm**

The Corcoran Planning Commission met on March 12, 2024, in Corcoran, Minnesota. Five Planning Commissioners were present in the Council Chambers. Members of the public were able to participate in-person and monitor the meeting through electronic means using the audio and video conferencing platform Zoom.

Present: Commissioners Lanterman, Brummond, Hargreaves, Kozicky, and Lind.

Also present: Planner Davis McKeown, Planning Technician Klingbeil, City Administrator Tobin, Council Liaison Schultz, and Council Liaison Vehrenkamp.

Absent: Commissioner Horn.

- 1. Call to Order / Roll Call**
- 2. Pledge of Allegiance**
- 3. Commissioner Appointments – Peter Hargreaves & Cecilia Kozicky**
- 4. Agenda Approval**

Planner Davis McKeown requested that item 8.a.i be removed from the agenda, and Commissioner Lind requested that a discussion item for Public Hearing radius be added to a future agenda.

Motion made by Lanterman, seconded by Brummond, to approve the agenda for the March 12, 2024, Planning Commission Meeting.

Voting Aye: Lanterman, Brummond, Hargreaves, Kozicky, and Lind.  
(Motion passed 5:0).

- 5. Open Forum (none)**

- 6. Minutes**

Commissioner Lind noted a typographical error in the February 1, 2024, Planning Commission Minutes.

Motion made by Brummond, seconded by Lanterman, to approve the February 1, 2024, Planning Commission Minutes.

Voting Aye: Lanterman, Brummond, Hargreaves, Kozicky, and Lind.  
(Motion passed 5:0).

- 7. New Business – Public Comment Opportunity**

- a. **Public Hearing.** Khacholing Center Conditional Home Occupation IUP (City File No. 23-029)
  - i. Staff Report – Staff Report was presented by Planner Davis McKeown.

ii. Public Hearing

1. Lobsang Yeshe, 23360 Oakdale Drive, discussed his background in monastery, the history of the Khacholing Center, how it began operating at this property, communication with Code Enforcement, and a recent gathering on the property unrelated to the Khacholing Center.
2. John Rahm, 10369 Maple Hill East, disagreed with portions of the staff report, had concerns about the nondeterminate size of large gatherings, the conditions of approval for a previous home occupation on the property, and had concerns of nuisances caused by the COHL, 20-car parking pad, and impacts to the surrounding neighborhood.
3. Kari Horton, 10512 Maple Hill Lane, discussed the border she shares with the property, believed the request to be more like a church rather than a home occupation, questioned which community would benefit, and had concerns with overflow parking and maximum capacity in the meditation room.
4. Arnie Bethke, 10638 Maple Lane E, discussed his report of the recent gathering to the City, and had concerns with the parking requirements, drainage impacts, and the genuineness of the application.
5. Molly Knorr, 10500 Maple Hill Lane, had concerns with non-neighborhood residents regularly visiting the property for large gatherings, and suggested that this request would be better suited for a business area rather than a residential area.
6. Mike Beinert, 23160 Meadow View Drive, discussed the first paragraph of Section 1030.100 of the City Code, believed the request would not be incidental and secondary to the residential use of the property, and suggested that the applicant did not use the property as a residence, meaning that the home occupation would not be allowed. He suggested that the City assist in finding an appropriate location.
7. Jodi Holand, 10420 County Road 19, agreed with several of the previous points made previously, which includes relocating to a business location, and reported that operations have continued since the City's Code Enforcement intervention.
8. Mark Djerf, 10647 Maple Lane East, discussed the purpose of the property purchase, compared the use to a Community Center, had concerns with the proposed with weekend retreats, and was more supportive of teachings on the property rather than large events.
9. Ken Tobachman, 10792 Kyle Ave, Brooklyn Park, discussed his background with the Khacholing Center, receiving no complaints from previous weekend retreats, and his disappointment with the response from the neighborhood.
10. Lobsang Yeshe, 23360 Oakdale Drive, clarified that the activity on site since October has been unrelated to the Khacholing Center and disputed the claim that he was using multiple names.

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

Voting Aye: Lanterman, Brummond, Hargreaves, Kozicky, and Lind.  
(Motion passed 5:0).

- iii. Commission Discussion & Recommendation – Commission discussion included the Commission's role in considering the impact to neighboring properties; confirmation that a public hearing notice was sent out per City policy; using the public hearing participation as sufficient evidence for negative impact to adjoining properties; this use belonging in a non-residential zoning district; the commercial-aspect to the request; the difficulty of controlling the hours of operation for donation-based businesses; 20-car lot being inappropriate and clarification that the lot-exhibit was an exercise requested by the City; the possibility of issuing the CHOL without the installation of a parking pad; adding additional parameters to allow the CHOL; clarification of the City's revocation ability and the IUP sunset clause; reference to a Maple Grove home occupation that hosts regular large gatherings; comparison of this request to family reunions and weddings; potential building and membership expansion; the ambiguity of what is allowed within the Zoning Ordinance; clarification of the IUP regulation; differentiation of a Special Home Occupation and a COHL; clarification that signage would not be allowed in the IUP; the possibility for creating additional compliance check-in points; clarification as to what is considered a home and a primary place of residence; the applicant's ability to use the IUP beyond its expanded intention; and the excessiveness of 5 large gatherings, regardless of the use.

Motion made by Lanterman, seconded by Lind, to recommend denial of the draft resolution approving the Interim Use Permit for a Conditional Home Occupation License for the Khacholing Center at 23360 Oakdale Drive.

Voting Aye: Lanterman, Hargreaves, Kozicky, and Lind.

Voting Nay: Brummond.  
(Motion passed 4:1).

b. **Public Hearing.** Woodland Hills Comprehensive Plan Amendment, Zoning Ordinance Amendment, Preliminary Plat, and Variance (City File No. 23-033)

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

ii. Public Hearing

1. Steve Juetten, representing Woodland Hills of Corcoran, Inc., discussed the difficulties of developing this site due to the various wetlands; made a comparison to the Hollydale development in Plymouth; asked about filling some of the wetlands on the south west corner of the site; updates to be made on the landscaping plan; buffer landscaping around wetlands 3 and 5; buffering on lot 19; landscaping around the amenity lot; not needing 3 parking spots near the amenity lot; the 7.5-foot setback variance request providing more flexibility for builders; variance to exceed 55% garage door façade requirement; reducing the number of required plantings to avoid over competition; provided information on the target market, and having 1 to 2 builders for the development.
2. Fredrick Benkusky, 6215 Hackamore Circle, had concerns about the possibility of multi-family units, the number of variances requested, parking and noise generation for the amenity lot, drainage impacts from filled wetlands, smaller lot sizes, and the amenity lot being inaccessible for most pedestrians in the development.
3. Jonathan Schmidt, 6340 County Road 116, discussed moving to Corcoran and becoming a member of the Parks & Trails Commission; and concerns with the drainage of the development.

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

Voting Aye: Lanterman, Brummond, Hargreaves, Kozicky, and Lind.  
(Motion passed 5:0).

iii. Commission Discussion & Recommendation – Commission discussion included clarification that multi-family units would require re-platting and amendments to the HOA covenants; impact to density requirements from Comprehensive Plan Amendment; and density requirements within the MUSA after the approval of the Hope Community PUD.

Motion made by Lanterman, seconded by Lind, to recommend approval of the Comprehensive Plan Amendment.

Voting Aye: Lanterman, Brummond, Hargreaves, Kozicky, and Lind.  
(Motion passed 5:0).

The Commission discussion continued regarding clarification that the rezoning request would zone the site RSF-3; clarification that rezoning applications do not require hardship; meeting density requirements through rezoning; the impact of the Hope Development for density throughout the city; transitioning from the existing neighborhoods to the Tavera neighborhood;

Motion made by Lanterman, seconded by Brummond, to recommend approval of rezoning this site from RSF-2 to RSF-3.

Voting Aye: Lanterman, Brummond, Hargreaves, and Kozicky.  
Voting Nay: Lind.  
(Motion passed 4:1).

The Commission further discussed the landscaping plan between Hackamore Road and the proposed cul-de-sac; confirmation of the conduction of a traffic feasibility study; a question of



whether the filled-wetland proposal received proper approval; an acknowledgment of the growing number of Homeowner Associations; clarification of the amenity lot location and use; comparison to the amenity lot for the Taylor Creek neighborhood in Plymouth; adding bike racks to the amenity lot;

Motion made by Lanterman, seconded by Brummond, to recommend approval of the preliminary plat for Woodland Hills of Corcoran.

Voting Aye: Lanterman, Brummond, Hargreaves, and Kozicky.

Voting Nay: Lind.

(Motion passed 4:1)

Further discussion included clarification of the Zoning Ordinance Amendment process; the side yard setback variance being distinction without difference; the garage door percentage not meeting the variance standards; buffer yard meeting the variance standards; reference to the landscape architect's opinion on overplanting; the impact caused by tree removal; planting understory trees in place of overstory trees; the threat of ash borer on existing trees; the potential of receiving external opinions on the landscaping requirements; tree replacement responsibilities within developments; flexibilities for landscaping requirements in the buffer yard ordinance;

Motion made by Lanterman to recommend approval of the buffer yard variance request. (Motion failed due to lack of a second).

The Commission asked for confirmation that existing wooded areas would count toward the buffer requirements; referenced the decision of the Corcoran Storage II buffer yard variance request; considered a 30-foot front setback as a public benefit, and clarification from the applicant that the proposed front yard setback be 25-feet;

Motion made by Lanterman, seconded by Kozicky, to recommend denial of the buffer yard variance.

Voting Aye: Brummond, Hargreaves, Kozicky, and Lind.

Voting Nay: Lanterman.

(Motion passed 4:1).

Motion made by Brummond, seconded by Lanterman, to recommend approval the side setback variance to 7.5 feet.

Voting Aye: Lanterman, Brummond, Kozicky, and Lind.

Voting Nay: Hargreaves.

(Motion passed 4:1).

Motion made by Lanterman, seconded by Hargreaves, to recommend denial of the variance requesting reduced garage door area percentage.

Voting Aye: Lanterman, Hargreaves, and Kozicky.

Voting Nay: Brummond and Lind.

(Motion passed 3:2).

## 8. Reports/Information

### a. Other Business –

- i. The Commercial & Industrial Update Discussion item was moved to the April 4, 2024, Planning Commission meeting.

### b. Planning Project Update\* -

- c. City Council Report\* – City Administrator Tobin discussed items being considered at the State Legislature, an update to the organics recycling program, and the nature of Planned Unit Developments and the difficulty of setting precedence.

**9. Commissioner Liaison Calendar**

City Council Meetings

<b>3/14/2024</b>	<b>3/28/2024</b>	<b>4/11/2024</b>	<b>4/25/2024</b>	<b>5/9/2024</b>	<b>5/23/2024</b>
Brummond	Hargreaves	Kozicky	Lind	Lind	Brummond

**10. Adjournment**

Motion made by Brummond, seconded by Lanterman, to adjourn the March 12, 2024, Planning Commission meeting.

Voting Aye: Lanterman, Brummond, Hargreaves, Kozicky, and Lind.  
(Motion passed 5:0).

The meeting adjourned at 10:15 pm.

DRAFT

# STAFF REPORT

# Agenda Item 6b.

<b>Planning Commission Meeting:</b> April 4, 2024	<b>Prepared By:</b> Dwight Klingbeil
<b>Topic:</b> Scharber Garage CUP (PID 31-119-23-14-0009) (City File No. 24-005)	<b>Action Required:</b> Recommendation

## 1. Application Request

James Scharber, the applicant, requests approval of a conditional use permit (CUP) for a garage with a sidewall height of greater than 10' located in the side yard for his property at 6650 Pioneer Trail.

## 2. Context

### *Zoning and Land Use*

The proposed property is guided for Rural/Ag Residential and zoned Rural Residential (RR). The property has an existing single-family home with an attached garage. The property is outside of the Metropolitan Urban Service Area (MUSA).

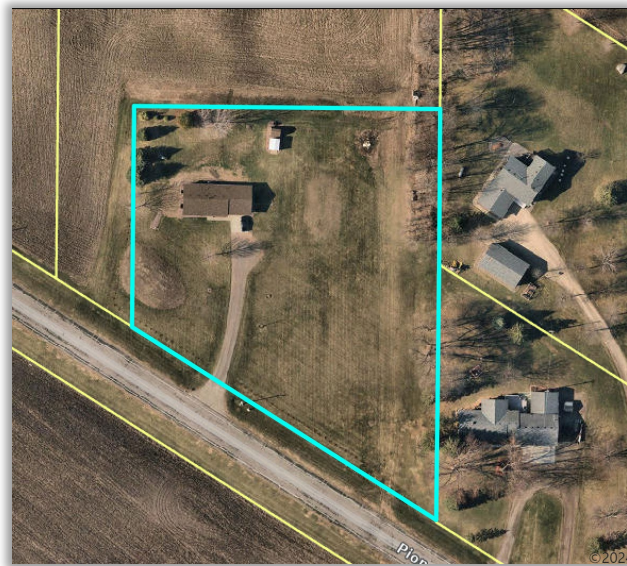


Figure 1 Site Location

### *Surrounding Properties*

The properties to the north, east, and west are guided for Rural/Ag Residential, within the RR district, and outside of the MUSA. The property to the south is guided for light industrial, is within the UR district, and is within the MUSA. The two properties to the east are currently used for residential uses, and all other surrounding properties are currently used for agricultural/residential uses.

### *Natural Characteristics of the Site*

The 2040 Comprehensive Plan's Natural Resource Inventory Areas map does not identify natural communities within the property. According to the Hennepin County Natural Resources Map, there are no wetlands or creeks present on the property. The survey provided indicates a landscaped area with trees planted in the northwest corner of the property, along the north property line, as well as a wooded area in the northeast corner of the property. These areas will not be impacted by the proposed CUP.

### 3. Analysis

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

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

#### I. Accessory Structure CUP

The applicant proposes to construct a detached garage of 1530.67 square feet within their side yard on a 2.13-acre parcel.

##### *Location and Setbacks*

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

##### *Size*

Section 1030.020 of the Zoning Ordinance allows an accessory building footprint of 1,531 square feet for a lot of this size. The applicant is proposing a structure of 1,530.67 square feet. This meets the allowed accessory footprint for a lot of this size.

Additionally, there are also two existing sheds and one attached garage on the property. Under Section 1030.020 Subd. 4, the first 1000 square feet of attached accessory structure space and one detached accessory structure of less than 200 square feet are exempt from the maximum allowed footprint of 1,531 square feet. The attached garage is roughly 543.66 square feet and is not counted toward the allowed footprint. There are two detached sheds in the backyard, one 89.25 square feet, and one 114.84 square

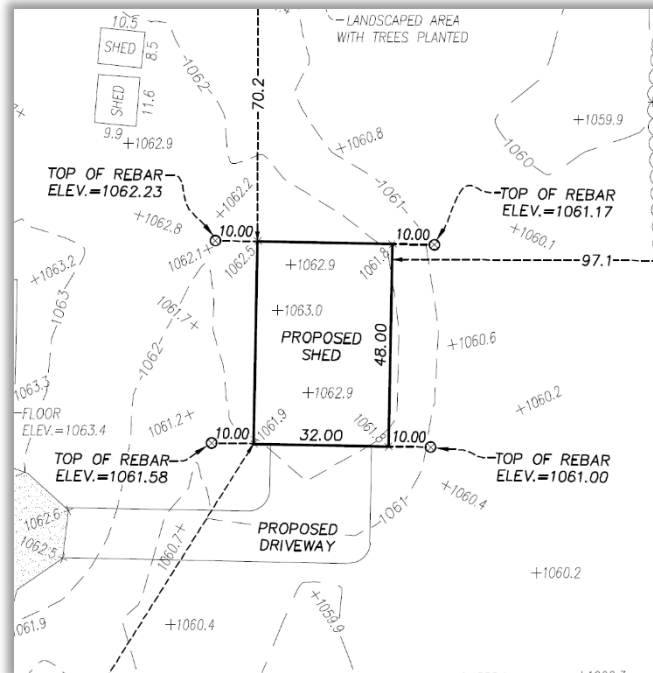
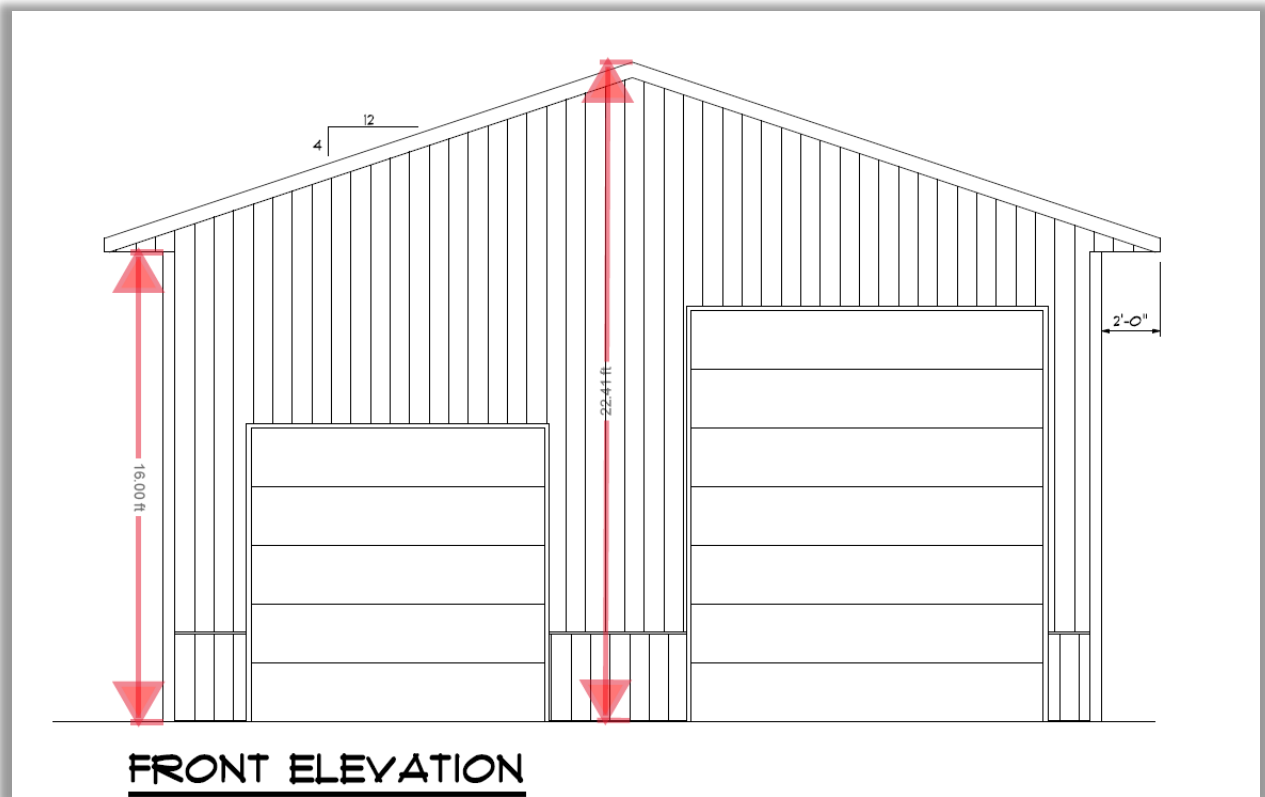


Figure 2 Site Plan

feet. The applicant plans to remove one of the sheds, which would allow the remaining shed to be exempt from the allowed footprint calculation. A condition of approval in the draft resolution is a requirement that one of the sheds must be removed from the site within 30 days of completion of the new accessory building. Additionally, the ground must be stabilized and reseeded. Staff recommends the applicant be required to submit an additional \$1,000 to be held in escrow as a financial guarantee to ensure removal of the shed. The escrow will be refunded upon removal of the building.

### *Building Height*

The building is located in the side yard and is limited to a maximum sidewall height of 10'. The applicant requests a sidewall height of 16' to accommodate a 14' overhead door, which may be granted through a CUP. The building has a total height of 22.5' and does not exceed the 35' height limit for the RR district.



*Figure 3 Front Elevation*

### *Architectural Standards*

The plans show a typical detached garage with the use of pre-finished steel walls and roof. The exterior of the building also includes a 36" steel wainscot to provide more architectural interest to the building façade. The front elevation illustrates one 14-foot overhead door, and one 10-foot overhead door. The other elevations incorporate a

service door on the west elevation, and the 36" wainscot wrapping around the entirety of the building.

Section 1030.020, Subd. 6 and Section 1060.050, Subd. 1(D) of the City Code allows metal siding and/or roofing on Accessory Structures via a Certificate of Compliance, provided they meet the standards adopted by the Minnesota State Building Code and have been treated with a factory applied color coating system that protects against any fading or degradation. Staff did not have any concerns with the materials proposed by the applicant.

The Zoning Ordinance requires eaves (i.e., the underside or soffits on the side) and overhangs (i.e., the edge extending over the front and rear elevations) of at least 12" for buildings with a sidewall height of 12'. The plans show eaves of 24" and overhangs of 12".

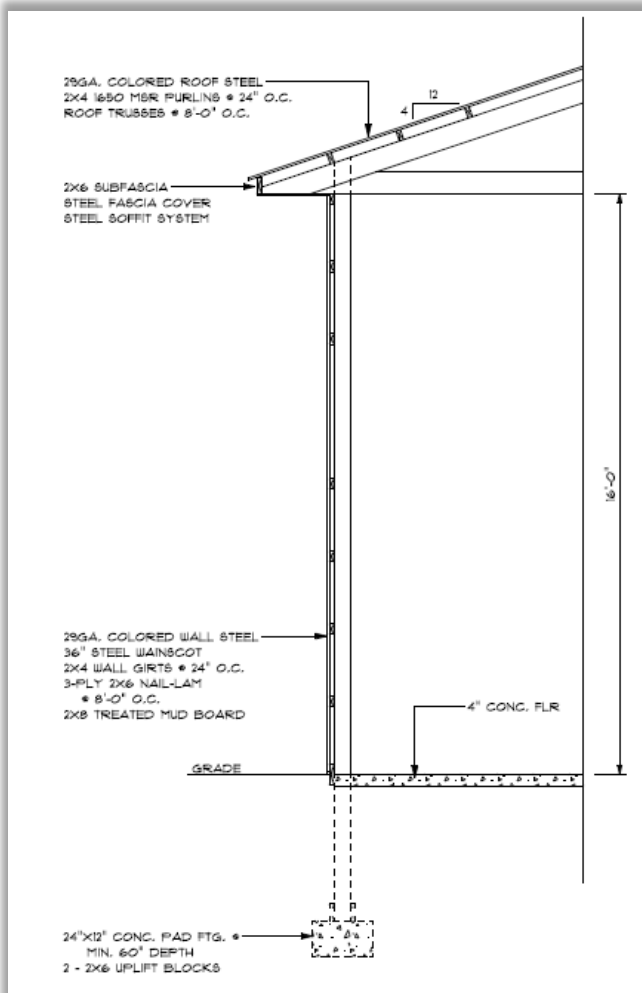


Figure 4 Cross Section

### Grading and Drainage

The submitted survey shows a relatively flat site, with a very gradual slope down from the house in all directions. The applicant is proposing to shape the grading around the proposed structure to allow water drainage to the north, east, and southwest. The Engineering Memo notes that the improvements do not affect wetlands and that the final grading plan will be reviewed when the applicant submits their building permit.

#### *Conditional Use Permit Standards*

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

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

The proposed use is in conformance with the City regulations. The proposed improvements meet setbacks, the accessory structure footprint, architectural requirements, and the requirements of the Rural Residential zoning district. A condition of approval included in the draft resolution is that the structure cannot be used for commercial use without a separate approval for a home occupation, nor can it be used as a living space without separate approval of an administrative permit for an accessory dwelling unit.

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

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

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

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

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

The proposed taller building has no impact on the Comprehensive Plan.

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

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

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

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

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

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

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

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

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

If the CUP is approved with the conditions of approval as recommended by staff, the use will comply with the district regulations for the RR zoning district.

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

If the CUP is approved with the conditions of approval as recommended by staff, the use will comply with the performance standards for accessory structures.



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

As noted previously, the applicant proposes to use pre-finished metal wall panels and pre-finished metal roof panels. Section 1060.050 Subd. 1(D) of the Zoning Ordinance allows metal siding and/or roofing provided they meet the Minnesota State Building Code standards and are treated with a factory applied color coating system that protects against fading. There building materials standards are satisfied.

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

The proposed use is compatible with the surrounding land uses.

#### **4. Recommendation**

Staff recommend approval of the draft resolution approving the CUP for a detached garage exceeding a sidewall height of 10' in the side yard.

#### **Attachments:**

1. Draft Resolution 2024-xx Approving the CUP
2. Applicant Narrative
3. Site Plan
4. Building Plans
5. Engineering Memo

**RESOLUTION NO. 2024-**

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

**A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR A DETACHED  
STRUCTURE FOR JAMES SCHARBER AT 6650 PIONEER TRAIL  
(PID 31-119-23-14-0009) (CITY FILE 24-005)**

**WHEREAS**, James Scharber, the landowner, requests approval of a conditional use permit to allow an accessory building with a sidewall height of 16’ at property legally described as follows:

*See Attachment A*

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

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

1. A conditional permit is approved, in accordance with the application received by the City on February 16, 2024, and additional information received on February 26, 2024, February 28, 2024, and March 28, 2024.
2. The applicant shall comply with all conditions of the City Engineer’s memo dated March 12, 2024.
3. A conditional use permit is approved to allow a 1,530.67 sq. ft. accessory building with sidewalls taller than 10 feet in the side yard, based on the finding that that conditional use permit standards in section 1070.020 are satisfied.
4. A certificate of compliance to allow a metal roof and metal siding on this accessory building is approved as part of the conditional use permit.
  - a. The building material must comply with Section 1060.050, Subd. 1(D)(3) of the Zoning Ordinance.
5. The structure cannot be used for commercial purposes unless the applicant applies for City approval of a home occupation and such approval is granted.
6. The structure cannot be used as an Accessory Dwelling Unit unless the applicant applies for an Administrative Permit and such approval is granted.
7. Prior to issuance of a building permit, the applicant/landowner must complete the following:
  - a. A grading plan must be submitted for final approval per the City’s Engineer Memo.
  - b. The approving resolution must be recorded at Hennepin County.
  - c. The applicant/landowner must provide proof of recording to the City.

**RESOLUTION NO. 2024-**

8. One of the existing sheds must be demolished. The shed can remain during construction but must be removed within 30 days of completion of the new accessory building.
- a. The applicant must submit an additional \$1,000 escrow deposit as a financial guarantee to ensure removal of the accessory building.
  - b. The escrow will be refunded after a final inspection confirms:
    - i. Removal of the building.
    - ii. The ground is stabilized and re-seeded.

**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 25<sup>th</sup> day of April 2024.

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

ATTEST:

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

*City Seal*

**RESOLUTION NO. 2024-**

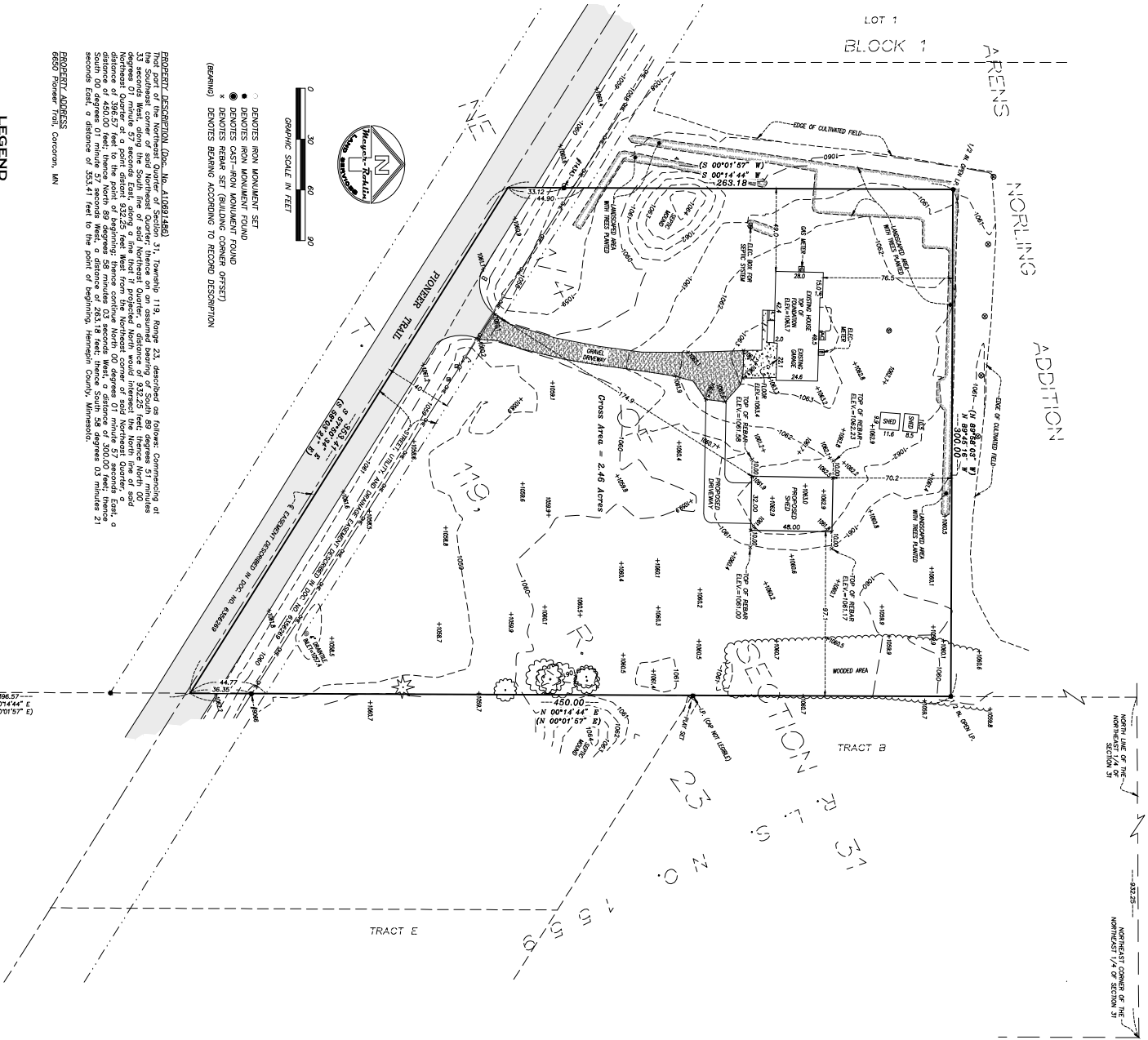
**ATTACHEMENT A**

That part of the Northeast Quarter of Section 31, Township 119, Range 23, described as follows: Commencing at the Southeast corner of said Northeast Quarter; thence on an assumed bearing of South 89 degrees 51 minutes 33 seconds West, along the South line of said Northeast Quarter, a distance of 932.25 feet; thence North 00 degrees 01 minute 57 seconds East, along a line that if projected North would intersect the North line of said Northeast Quarter at a point distant 932.25 feet West from the Northeast corner of said Northeast Quarter, a distance of 396.57 feet; thence North 89 degrees 58 minutes 03 seconds West, a distance of 300.00 feet; thence South 00 degrees 01 minute 57 seconds West, a distance of 263.18 feet; thence South 58 degrees 03 minutes 21 seconds East, a distance of 353.41 feet to the point of beginning, Hennepin County Minnesota.

## CUP Application Written Narrative

- a) The CUP is being requested for an exception to the sidewall height restrictions on Accessory Structures as well to allow for a metal roof. This will be in my side yard and will have 16' sidewalls to allow for a 14' overhead door.
- b) None
- c) 32' x 48' pole shed with 16' sidewalls. It will have a metal roof and sidewalls. It will have a 4" poured concrete floor. It will have two overhead doors, one is a 10'x10' and the other 12'x14' on the gable end facing south towards Pioneer Trail. It will have one walkout door facing west towards the existing house.
- d) Storage
- e) None, not a business.
- f) None, not a business.
- g) None, not a business.
- h) None, not a business.
- i) None
- j) None known
- k) None
- l) None
- m) None

**CERTIFICATE OF SURVEY**  
FOR  
**JAMES SCHARBER**



- DENOTES IRON MONUMENT SET
- DENOTES CAST-IRON MONUMENT FOUND
- DENOTES REBAR SET (GULCH/RAIL CORNER OFFSET)
- (bearing) DENOTES BEARING ACCORDING TO RECORD DESCRIPTION



**PROPERTY DESCRIPTION (Doc. No. A10891486)** 31 Township 118 Range 32, described as follows: Commencement at the southeast corner of said Northeast Quarter, thence on an assumed bearing of South 89 degrees 51' minutes 33 seconds West, along the South line of said Northeast Quarter, a distance of 932.25 feet; thence North 00 degrees 00' minutes 00" East, along the East line of said Northeast Quarter, a distance of 326.25 feet West from the Northeast corner of said Northeast Quarter, a distance of 396.57 feet to the point of beginning; thence continue North 00 degrees 01' minute 57 seconds East, a distance of 100.00 feet to the point of beginning; thence continue North 00 degrees 01' minute 57 seconds East, a distance of 353.41 feet to the point of beginning; thence South 58 degrees 03' minutes 21 seconds East, a distance of 263.18 feet; thence South 58 degrees 03' minutes 21 seconds East, a distance of 353.41 feet to the point of beginning; Hennepin County, Minnesota.

**PROPERTY ADDRESS**  
6555 Parkway NW, Coonson, MN

**LEGEND**

- OVERHEAD ELECTRIC
- STEEL T-POST
- WOODS EDGE
- DECIDUOUS TREE
- CONIFEROUS TREE
- INTERMENT CONTOUR
- SPOT ELEVATION
- CULVERT
- UTILITY POLE
- UTILITY WIRE
- TELEPHONE RESER
- UTILITY CABINET
- ELECTRIC WATER
- GAS METER
- MAIL BOX
- SEPTIC RISER
- BRICKWORK SURFACE
- GRAVEL SURFACE
- CONCRETE SURFACE
- LANDSCAPED AREA

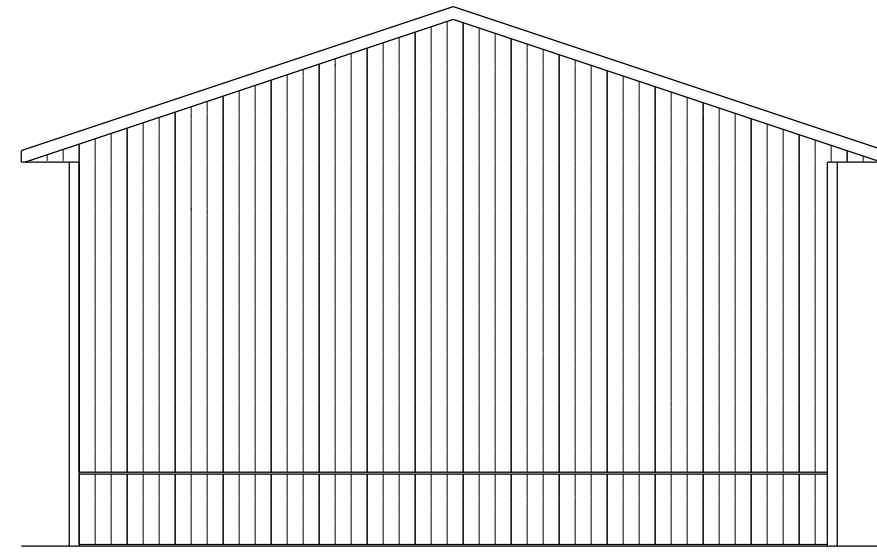
- SECTIONAL NOTES:**
1. THE PROPERTY OWNER SHALL VERIFY THAT SOIL CONDITIONS ARE SUITABLE FOR THE PROPOSED CONSTRUCTION.
  2. BUILDING AND/OR OWNER SHALL VERIFY PROPOSED BUILDING SERVICES OF ANY DISCREPANCIES FROM TO REMAINING EDITIONS.
  3. THE PROPERTY OWNER SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO REMAINING CONSTRUCTION.
  4. THE PROPERTY OWNER SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO REMAINING CONSTRUCTION.
  5. THE PROPERTY OWNER SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO REMAINING CONSTRUCTION.
  6. REMOVAL OF ANY EXISTING UTILITIES SHALL BE AT THE PROPERTY OWNER'S RISK AND EXPENSE.

SOUTHEAST CORNER OF THE...  
N 89°51'33" W  
178.62 ± FT  
E 00°00'00" W  
326.25 ± FT  
S 58°03'21" E  
263.18 ± FT

I hereby certify that this survey, plan, or plat was prepared by me or under my direct supervision and that I am a Licensed Surveyor in the State of Minnesota.  
Date: 09/05/2023  
Adam A. Namada  
License No. 48864

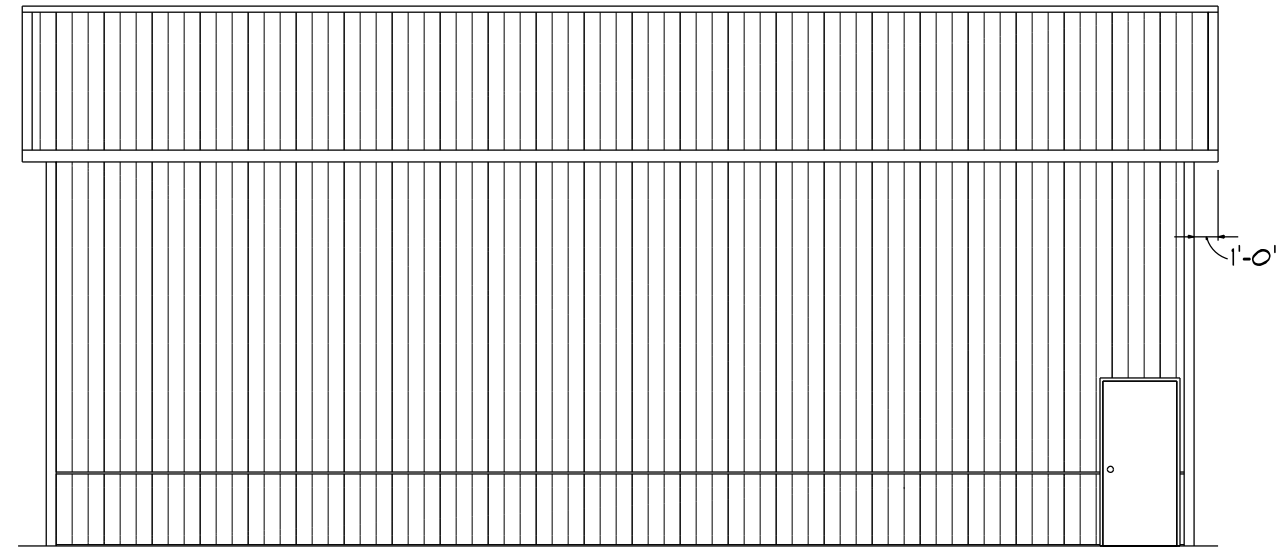
**Land Services**  
7001 1st Avenue NE, #1  
Farmington, MN 55030  
PH: 763.682.1741  
WWW.LANDSERVICES.COM

DATE: 09/05/2023  
DRAWN BY: ANN  
PAGE: 01 OF 01  
SHEET: 1 OF 1  
SHEETS: 23259



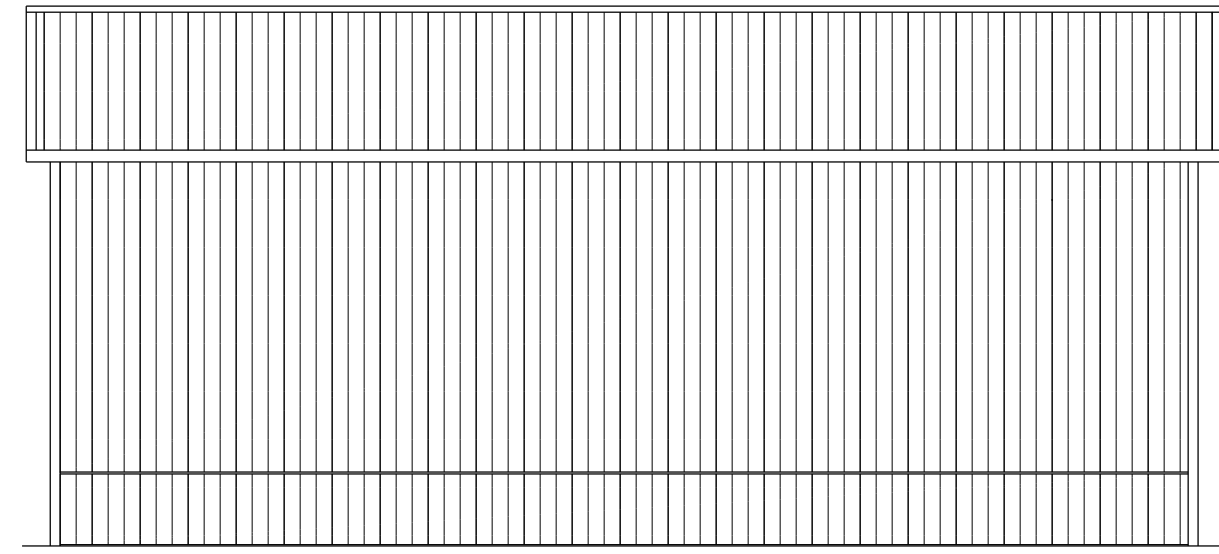
**REAR ELEVATION**

SCALE: 1/8"=1'-0"



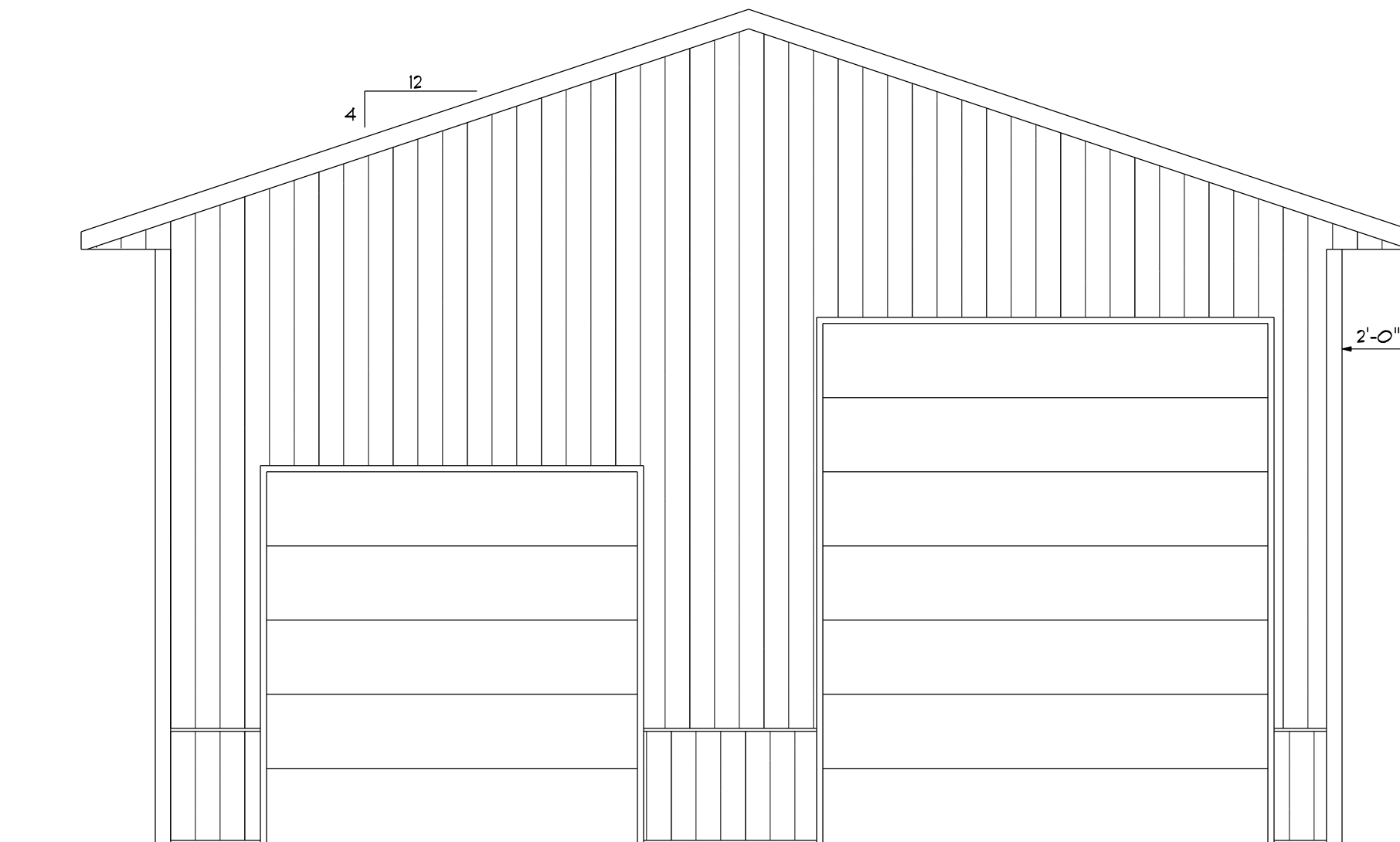
**LEFT ELEVATION**

SCALE: 1/8"=1'-0"



**RIGHT ELEVATION**

SCALE: 1/8"=1'-0"



**FRONT ELEVATION**

SCALE: 1/4"=1'-0"

DATE

REVISED BY

**WRIGHT  
LUMBER  
&  
MILLWORK**

ALTHOUGH THESE PLANS HAVE BEEN PREPARED WITH UTMOST CONSIDERATION, PREPARER OR WRIGHT LUMBER & MILLWORK, INC. WILL NOT BE RESPONSIBLE FOR ANY ERROR, OMISSION OR DAMAGES RESULTING FROM SAP PLANS USER TO VERIFY ALL DIMENSIONS AND CONDITIONS AND BE RESPONSIBLE FOR THE SAME.

SHED FOR: SCHARBER RESIDENCE

MODEL:

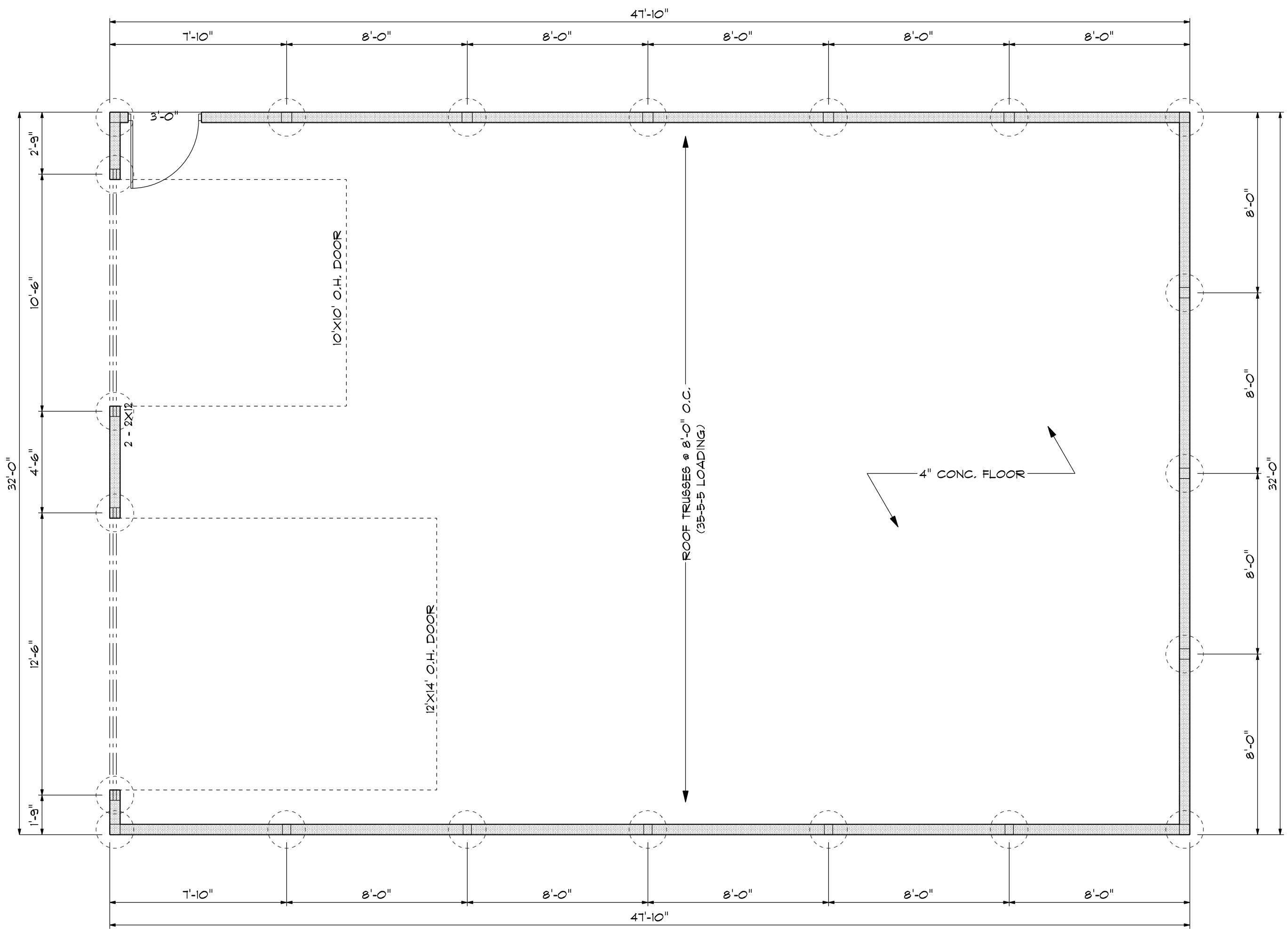
BUILDER: BECHTOLD & SONS CONS.

DATE PRINTED:  
3-27-2024

DRAWN BY:  
JASON

PLAN

SHEET  
1 OF 2



**FLOOR PLAN**

SCALE: 1/4"=1'-0"

29GA. COLORED ROOF STEEL  
2X4 1650 MSR PURLINS @ 24" O.C.  
ROOF TRUSSES @ 8'-0" O.C.

2X6 SUBFASCIA  
STEEL FASCIA COVER  
STEEL SOFFIT SYSTEM

29GA. COLORED WALL STEEL  
36" STEEL WAINSCOT  
2X4 WALL GIRTS @ 24" O.C.  
3-PLY 2X6 NAIL-LAM @ 8'-0" O.C.  
2X8 TREATED MUD BOARD

4" CONC. FLR

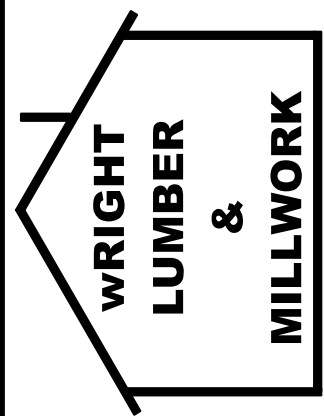
24"x12" CONC. PAD FTG. @  
MIN. 60" DEPTH  
2 - 2X6 UPLIFT BLOCKS

**SECTION**

SCALE: 3/8"=1'-0"

REVISED BY

DATE



ALTHOUGH THESE PLANS HAVE BEEN PREPARED WITH UTMOST CONSIDERATION, PREPARER OR WRIGHT LUMBER & MILLWORK, INC. WILL NOT BE RESPONSIBLE FOR ANY ERROR, OMISSION OR DAMAGE RESULTING FROM SAID PLANS USER TO VERIFY ALL DIMENSIONS AND CONDITIONS AND BE RESPONSIBLE FOR THE SAME.

SHED FOR: SCHARBER RESIDENCE

MODEL:

BUILDER: BECHTOLD & SONS CONS.

DATE PRINTED: 3-27-2024

DRAWN BY: JASON

PLAN

SHEET  
2 OF 2



---

To: Kevin Mattson, PE  
Public Works Director

From: Kent Torve, PE  
City Engineer

Project: Scharber CUP

Date: March 12, 2024

---

**Exhibit:**

This review is based on the following document:

- Certificate of Survey for James Scharber at 6650 Pioneer Trail by Meyer-Rohlin Land Services dated 09/06/2023

**Comments:**

- The improvements do not affect wetlands.
- Final grading plan will be reviewed with the building permit.

**End of Memo**

# STAFF REPORT

# Agenda Item 6c.

<b>Planning Commission Meeting:</b> April 4, 2024	<b>Prepared By:</b> Kendra Lindahl, AICP
<b>Topic:</b> Variance from Municipal Water Requirement for Red Barn Pet Retreat (PID 01-119-23-44-0045) (city file no. 24-007)	<b>Action Required:</b> Recommendation to City Council

---

**Review Deadline:** May 12, 2024

## 1. Request

The applicant, RAM General Contracting, Inc., is requesting approval of a variance to allow development of the parcel within the Municipal Urban Service Area (MUSA) in advance of municipal water being available to serve the property.

## 2. Background

RAM General Contracting, Inc. submitted the variance on behalf of Daniel Benjamin, who has a purchase agreement for the property. Mr. Benjamin would own and operate the Red Barn Pet Retreat on this property. The goal of this application is to expand his existing pet daycare and boarding business that operates out of his home west of this parcel (19520 Stieg Road) by adding this as a second location.

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 City Council approved a request for a comprehensive plan amendment (CPA), rezoning, preliminary plat, conditional use permit (CUP) and site plan on this site on September 28, 2023.

## 3. Context

### *Zoning and Land Use*

The property is guided Commercial in the 2040 Comprehensive Plan and zoned Community Commercial (C-2). 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



Figure 2 - County wetland map

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.

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.

## 4. Analysis

Staff has reviewed the application for consistency with the Comprehensive Plan, Zoning Ordinance and City Code requirements, as well as City policies. The City Engineer's comments are incorporated into this staff report and the detailed comments are included in the attached memo.

### A. Level of City Discretion in Decision Making

The City has a higher level of discretion with a variance because the burden of proof is on the applicant to show that the variance standards have been met.

### B. Consistency with Ordinance Standards

#### *Variance for Municipal Services Requirement*

The applicant has requested a variance from the requirement in Section 1040.110, Subd. 1 of the Zoning Ordinance that new development in the C-2 district will be allowed only when a full range of municipal services and facilities are available to serve the area.



Figure 1 - Natural Resources Inventory Map

There are existing trunk sanitary sewer lines that run through the northwest corner of the development and along Stieg Road. The applicant will connect to the sewer stubs provided for the lot along Stieg Rd.

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. However, the City water treatment plan and water tower are currently under construction. 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, the applicant will be responsible for providing their own water supply and fire suppression system. The plans do show a private well and fire suppression system which would be used until connection to the City water system is available.

The applicant's construction timeline from start to finish is expected to be approximately 20 weeks with an anticipated Fall 2024 opening. The private well and fire suppression system would only be used until the City water is available.

*A. There are practical difficulties in complying with the zoning ordinance.*

New development within the MUSA shall only be allowed when a full range of municipal services and facilities are available to serve the area. The site is in the current stage of the Comprehensive Plan 2040 Staging Plan map, but the municipal water system will not be available until the end of 2024 (or early 2025). Failure to grant the variance would prohibit the applicant from beginning construction until the water system is available, which would delay construction until spring 2025.

*B. That the conditions upon which a petition for a variation is based are unique to the parcel of land for which the variance is sought and were not created by the landowner.*

The conditions upon which the petition is based is unique to this property. The applicant is not able to connect to the Maple Grove water system as the adjacent residential properties were and the City water system will not be available to connect to until late this year. This is a temporary condition, and the site will connect to the City water system as soon as the system is available.

*C. That the granting of the variation will not alter the essential character of the locality.*

The granting of the variation will not alter the essential character of the locality. The property is guided and zoned commercial, which will allow this use. The variance would simply allow the applicant to begin construction this year rather than waiting until the city water system is online. The City requires access to a

water supply as a condition of building permit and the applicant has provided a temporary means for water.

*D. The proposed variance would be in harmony with the general purposes and intent of the ordinance.*

The variance will be in harmony with the general purpose and intent of the C-2 district, which is to provide for the establishment these type of service commercial uses. While this development is proposed without municipal water services available to the site at the time construction would begin, such services are expected to be available within one year. The development would be required to connect to municipal services once they become available.

*E. The variance is consistent with the Comprehensive Plan.*

The variance would allow for the development of the site in a manner that is consistent with the commercial uses anticipated in the Comprehensive Plan.

*F. The City may impose conditions on the variance to address the impact of the variance.*

Staff has included a condition that when municipal sewer and water are available to the site the applicant will be required to connect the facility to those services.

### Summary

Staff has reviewed the plans with the applicable standards outlined in the Comprehensive Plan and Zoning Ordinance and finds that the variance standards have been met and recommends approval.

However, if the Planning Commission finds that the variance standards have not been met, they should recommend denial.

### **5. Recommendation**

Move to recommend approval of the draft resolution approving the variance.

### **Attachments**

1. Draft Resolution Approving Variance
2. Site Location Map
3. City Engineer Memo dated March 26, 2024
4. City Engineer Stormwater Memo dated March 19, 2024
5. Applicant Narrative received February 20, 2024
6. Civil Plans dated February 20, 2024
7. Final Plat received February 20, 2024

**RESOLUTION NO. 2024-\_\_**

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

**APPROVING A VARIANCE FOR RED BARN PET RETREAT (PID 01-119-23-44-0045) (CITY FILE NO. 24-007)**

**WHEREAS**, RAM General Contracting, Inc. (the “applicant”), is requesting approval of a variance to allow development of the property in advance of municipal water being available for the property legally described as follows:

*See Exhibit A*

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

**NOW, THEREFORE, BE IT 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. The requested variance from the Municipal Services requirement is approved based on the following findings:
  - a. There are practical difficulties in complying with the zoning ordinance. New development within the MUSA shall only be allowed when a full range of municipal services and facilities are available to serve the area. The site is located in the current stage of the Comprehensive Plan 2040 Staging Plan map, but the municipal water system will not be available until the end of 2024 (or early 2025). Failure to grant the variance would prohibit the applicant from beginning construction until the water system is available, which would delay construction until spring 2025.
  - b. That the conditions upon which a petition for a variation is based are unique to the parcel of land for which the variance is sought and were not created by the landowner. The conditions upon which the petition is based is unique to this property. The applicant is not able to connect to the Maple Grove water system as the adjacent residential properties were and the City water system will not be available to connect to until late this year. This is a temporary condition, and the site will connect to the City water system as soon as the system is available.
  - c. That the granting of the variation will not alter the essential character of the locality. The property is guided and zoned commercial, which will allow this use. The variance would simply allow the applicant to begin construction this year rather than waiting until the city water system is online. The City requires access to a water supply as a condition of building permit and the applicant has provided a temporary means for water.
  - d. The proposed variance would be in harmony with the general purposes and intent of the C-2 district, which is to provide for the establishment these type of service commercial uses. While this development is proposed without municipal water services available to the site at the time construction would begin, such services are expected to be available

**RESOLUTION NO. 2024-\_\_**

within one year. The development would be required to connect to municipal services once they become available.

- e. The variance is consistent with the Comprehensive Plan. The variance would allow for the development of the site in a manner that is consistent with the commercial uses anticipated in the Comprehensive Plan
- f. The applicant shall be required to connect the site to municipal sewer and water when those services are available to the site and pay all applicable charges and fees as required by Chapter 51 of the City Code. The fees shall be outlined in the development contract that will be approved with "Red Barn Pet Retreat" final plat.

**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 xx day of xx, 2024.

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

ATTEST:

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

*City Seal*

**RESOLUTION NO. 2024-\_\_**

**Exhibit A**

Lot 1, Block 1, Red Barn Pet Retreat, 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.

COPYRIGHT © HENNEPIN COUNTY 2023

---

To: Kevin Mattson, PE Public Works  
Director

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

Project: Red Barn Pet Retreat

Date: March 26, 2024

---

**Exhibits:**

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

1. Red Barn Pet Retreat Comment Response Letter dates 02/09/2024
2. Red Barn Final Plat dated 02/20/2024.
3. Red Barn Pet Retreat Civil Plans dates 02/20/2024.

**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. Update Corcoran Standard detail plates to 2024 Revisions.
3. Include detail for filtration trench construction.
4. The conceptual roadway profile is shown to the future ROW to provide service to lots to the north in the future. This layout is conceptual and the applicant shall be responsible for creating a design which meets City Standards should that area be developed.

Transportation:

1. Show all existing and proposed draitile on plans. All draitile within public ROW shall be PVC accordance with City roadway details. Stieg Road construction plans show street drain tile on the north side of Stieg Road.
2. Call out Neenah R1642 instead of R2501 for catch basin STO-0. Top slab should be removed and replaced to accommodate different casting style.

Water & Sewer:

1. Plans identify both the well and watermain entering building. Note on plans that an air gap shall be provided as both systems can not be utilized at the same time.
2. Call out Ford A1 Meter Box cover for 2" curb stop.
3. The valve at the northern tie in is the 6" valve in front of a hydrant and a new 12" valve will be required.

Grading & Site Plan

1. Remove trees inhibiting use of "Northwest Pond" pond access.

March 26, 2024

Red Barn Retreat

Kevin Mattson

Page 2 of 2

2. Slope on paved surfaces of parking lot is below minimum recommended slope and may result in poor drainage.

**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: March 19, 2024

---

**Exhibits:**

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

1. Red Barn Pet Retreat Plans Civil Plans, revision dated 03/13/24.
2. Red Barn Pet Design Report, revision dated 03/13/24.
3. Preliminary Plat, revision dated 03/13/24.
4. Red Barn Pet Comment Response, revision dated 03/13/24.

**General:**

1. Watershed process will first involve receiving City authorization to submit to Elm Creek Watershed Management Commission.
  - a. The City will authorize submission to the watershed however, applicant shall make the modeling and tile changes noted below and submit to both the City and watershed concurrently.
2. Provide a D&U easement over the ponds and wetlands and the easement shall encompass all access routes.
3. Development plans do not provide for stormwater treatment of future roadway, outlots or future lots within the proposed development. Future development will trigger additional stormwater management features. For example, the future road and cul-de-sac shown on Sheet 11 must provide treatment through a BMP before discharging to the wetland.

**Modeling**

1. Model was corrected to start at the wetland NWL of 935.5 however storage was added in the model on the east of CR 101. This east storage area needs to also include sub catchment drainage of approximately 13 acres.

**Construction Plans and Details**

1. Update north wetland HWL elevation after model is revised. Easement is required to cover the HWL.
2. Swale tile -- Design can provide a dedicated 6" line to the OCS or upsize to a 10" at the location where the 6" joins the filtration basin tile.

**End of Comments**



# 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.

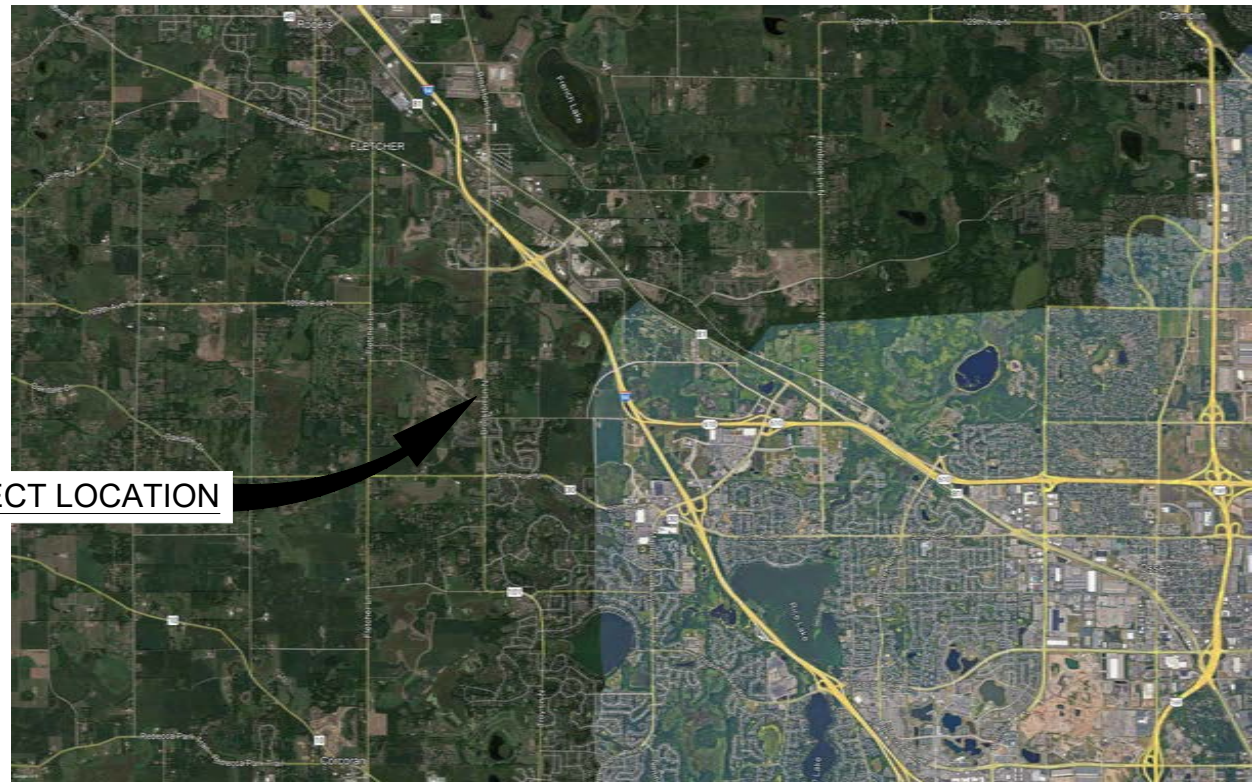
ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE LATEST EDITION OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, INCLUDING THE LATEST FIELD MANUAL FOR TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS.

INDEX

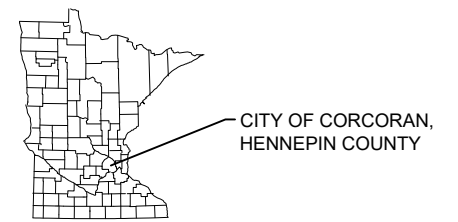
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	REMOVAL PLAN
3	OVERALL PROPERTY LAYOUT
4	SITE LAYOUT
5	GRADING PLAN
6	UTILITY PLAN
7-9	STORM SEWER PLAN AND PROFILES
10	WATER SERVICE PLAN AND PROFILE
11	FUTURE ROAD PLAN AND PROFILE
12	TRUNK WATERMAIN PLAN AND PROFILE
13	SURFACING PLAN
14	TURF ESTABLISHMENT PLAN
15-19	CIVIL DETAILS
20-22	SWPPP
23	FUTURE DEVELOPMENT
24	LANDSCAPE PLAN
25	LANDSCAPE DETAILS

THIS PLAN CONTAINS 25 SHEETS.

EXISTING	
---	RIGHT OF WAY
---	PERMANENT EASEMENT
---	PROPERTY LINE
△ XX	HORIZONTAL CONTROL POINT
X BM	BENCHMARK
● #	SURVEY MARKER
○	SOIL BORING
○	SANITARY SEWER AND MANHOLE
FM	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
G	GAS MAIN, VALVE, VENT AND METER
□ HH	HANDHOLE
FO	BURIED FIBER OPTIC CABLE AND MANHOLE
T-BUR	BURIED PHONE CABLE, PEDESTAL AND MANHOLE
TV-BUR	BURIED TV CABLE, PEDESTAL AND MANHOLE
P-BUR	BURIED ELECTRIC CABLE, PEDESTAL, MANHOLE, TRANSFORMER AND METER
P-OH	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
WET	WETLAND
---	BUILDING
X	FENCE (UNIDENTIFIED)
X	BARBED WIRE FENCE
XC	CHAIN LINK FENCE
XE	ELECTRIC WIRE FENCE
XWD	WOOD FENCE
XWW	WOVEN WIRE FENCE
---	PLATE BEAM GUARDRAIL
---	CABLE GUARDRAIL
○ P	POST / BOLLARD
---	RETAINING WALL
6+00	STREET CENTERLINE
---	RIGHT-OF-WAY
---	PERMANENT EASEMENT
---	TEMPORARY EASEMENT
---	CONSTRUCTION LIMITS
○	SANITARY SEWER, BULKHEAD AND MANHOLE
FM	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



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.

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	F	ADDRESS CITY COMMENTS	2/9/2024
B	UPDATED SITE PLAN	5/5/2023	E	ADDRESS CITY COMMENTS	1/12/2024
A	ISSUED FOR REVIEW	4/18/2023			

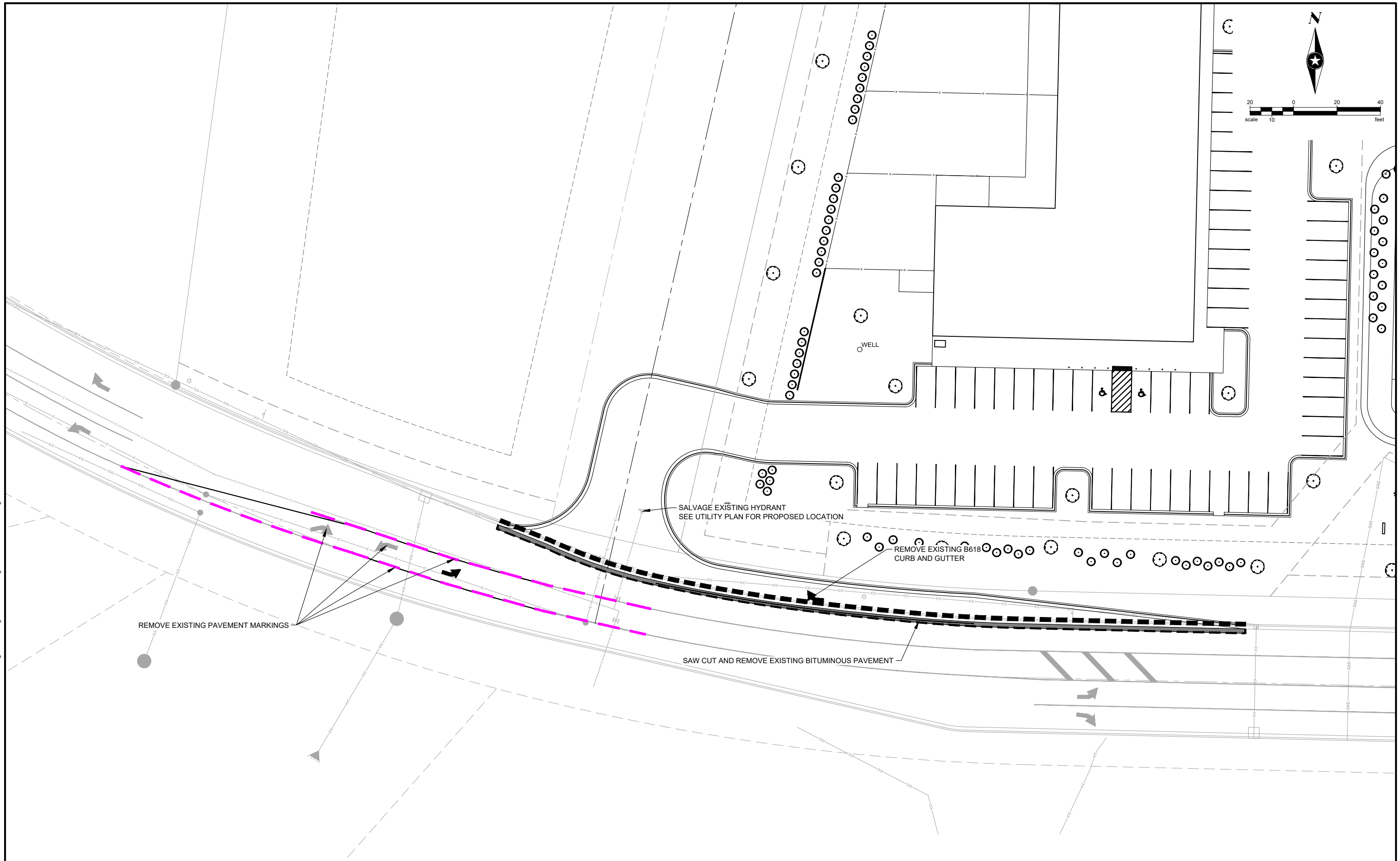
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Signature: *Bryan Remer* BRYAN REMER, PE  
 Date: 2/9/2024 Lic. No. 47588

PROJECT NO. RAMGC - 172432  
 1 of 25

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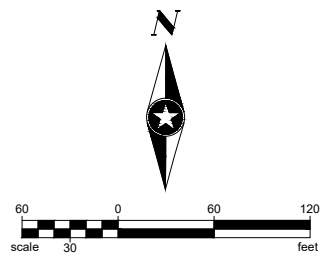


SEH Project	RAMGC - 172432	Rev.#	Revision Issue Description	Date	Rev.#	Revision Issue Description	Date
Drawn By	MJW	D	UPDATED FUTURE ROAD ROW & EASEMENTS	8/18/2023	.		
Designed By	MJW	C	ADDRESS CITY COMMENTS	8/14/2023	F	ADDRESS CITY COMMENTS	2/9/2024
Checked By	BJR	B	UPDATED SITE PLAN	5/5/2023	E	ADDRESS CITY COMMENTS	1/12/2024
		A	ISSUED FOR REVIEW	4/18/2023			

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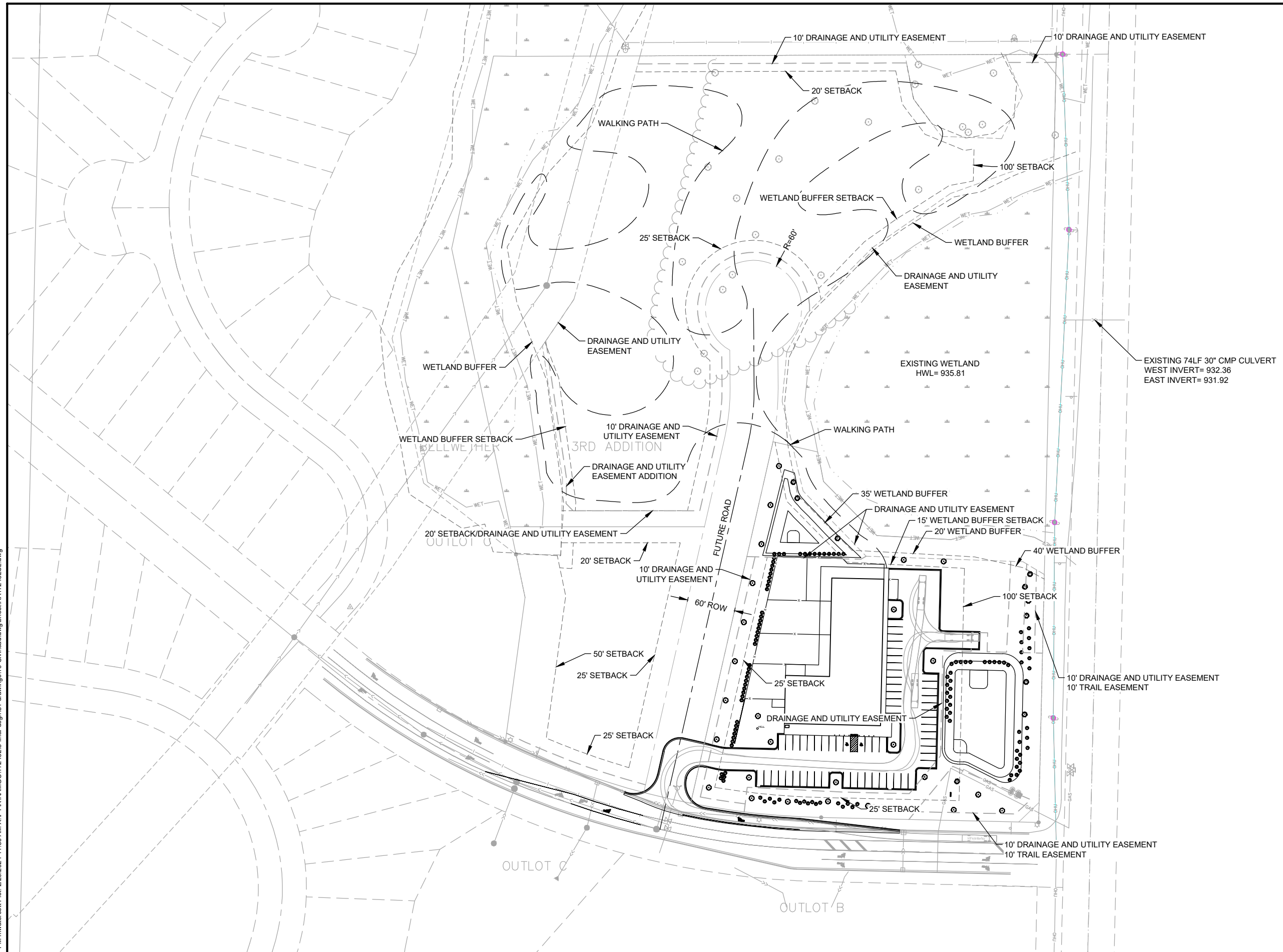
*Bryan Remer*  
 BRYAN REMER, PE  
 DATE: 2/9/2024 LICENSE NO. 47588





DENSITY CALCULATIONS

PRE-DEVELOPMENT	
GROSS LAND AREA	14.9 ACRES
ROW AND WETLANDS	3.3 ACRES
POST-DEVELOPMENT	
GROSS LAND AREA	14.9 ACRES
ROW, WETLANDS, BUFFERS, PONDS, EASEMENTS	7.7 ACRES



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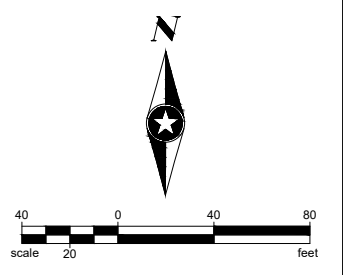
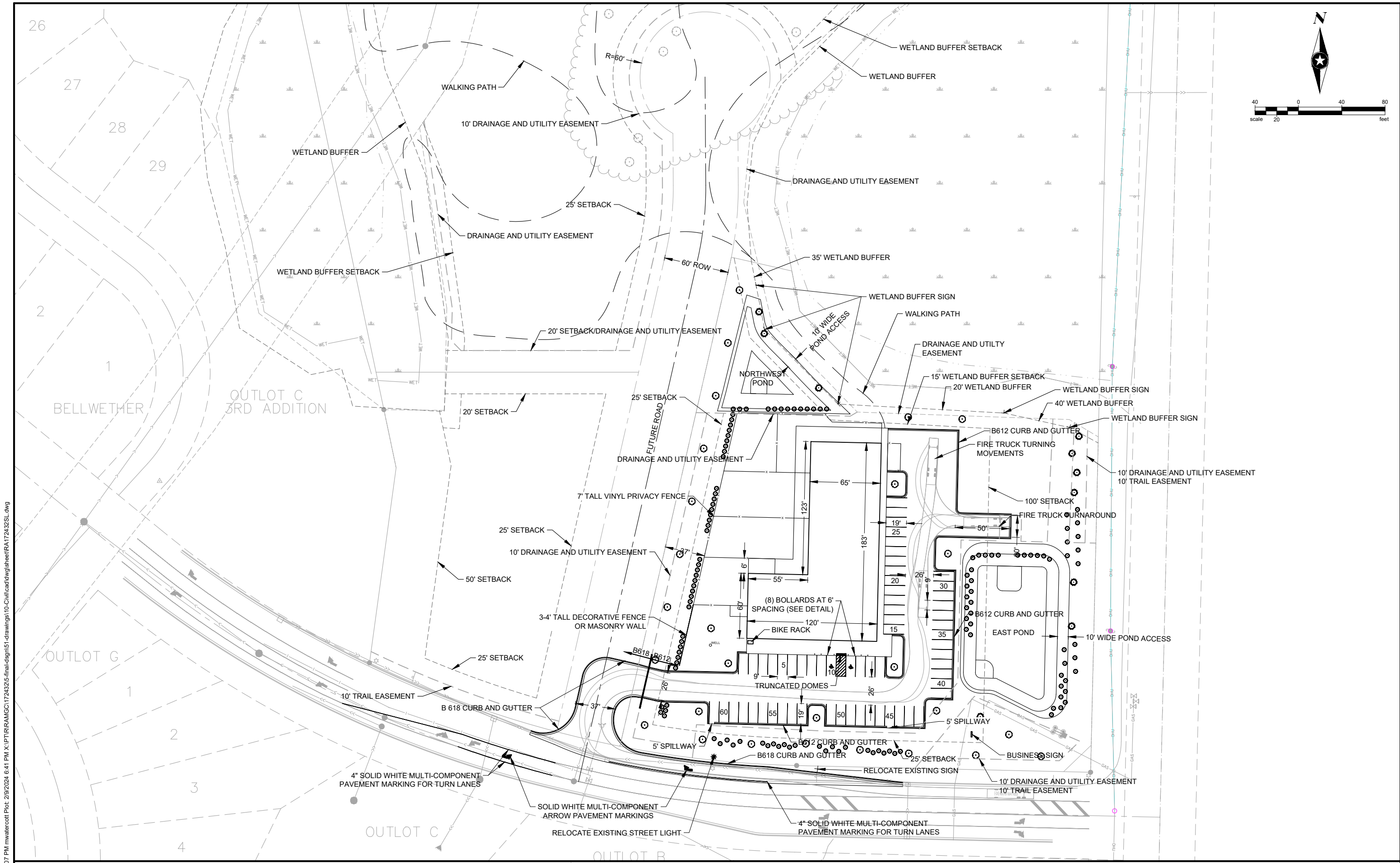
SEH Project	RAMGC - 172432	Rev.#	Revision Issue Description	Date	Rev.#	Revision Issue Description	Date
Drawn By	MJW	D	UPDATED FUTURE ROAD ROW & EASEMENTS	8/18/2023	.		
Designed By	MJW	C	ADDRESS CITY COMMENTS	8/14/2023	G	FINAL PLAT APPLICATION EDITS	2/20/2024
Checked By	BJR	B	UPDATED SITE PLAN	5/5/2023	F	ADDRESS CITY COMMENTS	2/9/2024
		A	ISSUED FOR REVIEW	4/18/2023	E	ADDRESS CITY COMMENTS	1/12/2024

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**SEH**

BRYAN REMER, PE  
DATE: 2/20/2024 LICENSE NO. 47588

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



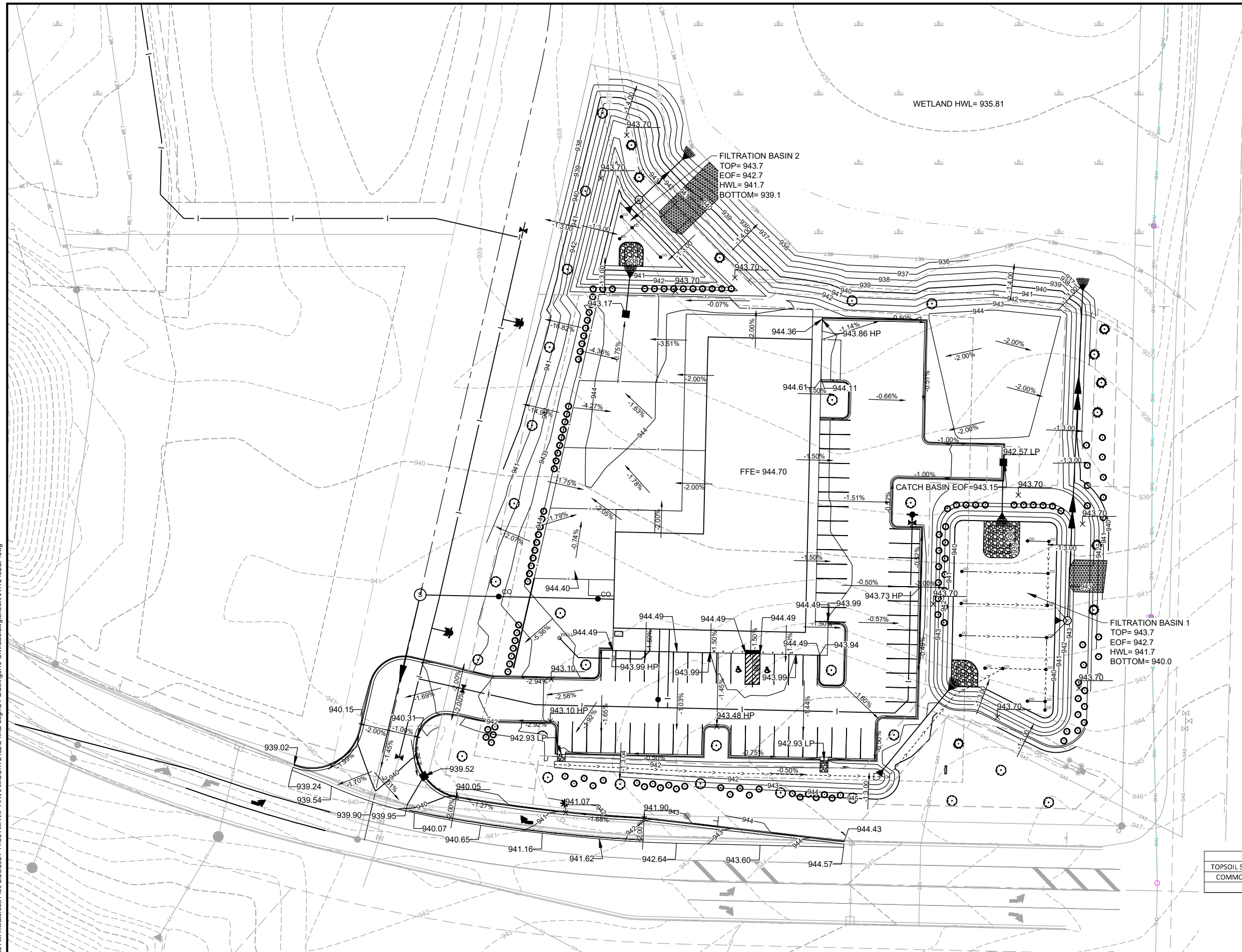
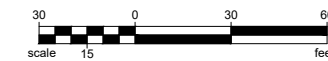
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SEH Project	RAMGC - 172432	Rev.#	Revision Issue Description	Date	Rev.#	Revision Issue Description	Date
Drawn By	MJW	D	UPDATED SITE PLAN	7/25/2023	H	ADDRESS CITY COMMENTS	2/9/2024
Designed By	MJW	C	UPDATED SITE PLAN	7/19/2023	G	ADDRESS CITY COMMENTS	1/12/2024
Checked By	BJR	B	UPDATED SITE PLAN	5/5/2023	F	UPDATED FUTURE ROAD ROW & EASEMENTS	8/18/2023
		A	ISSUED FOR REVIEW	4/18/2023	E	ADDRESS CITY COMMENTS	8/14/2023

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**SEH**  
BRYAN REMER, PE  
DATE: 2/9/2024 LICENSE NO. 47588





CUT		
TOPSOIL STRIP (10" DEPTH)	4,260	CU YDS
COMMON EXCAVATION	600	CU YDS
<b>TOTAL</b>	<b>4,860</b>	<b>CU YDS</b>

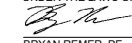
FILL		
TOPSOIL RESPREAD	4,260	CU YDS
FILL (SEE TABLE BELOW)	11,790	CU YDS
20% COMPACTION	2,358	CU YDS
<b>TOTAL</b>	<b>18,408</b>	<b>CU YDS</b>

FILL (TOTAL)	19,220	CU YDS
SURFACING SECTIONS	-3,170	CU YDS
TOPSOIL	-4,260	CU YDS
<b>TOTAL</b>	<b>11,790</b>	<b>CU YDS</b>

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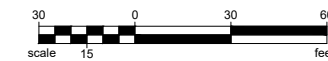
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Drawn By	MJW	D	ADDRESS CITY COMMENTS	8/14/2023	H	FINAL PLAT APPLICATION EDITS	2/20/2024
Designed By	MJW	C	ADDRESS CITY COMMENTS	6/19/2023	G	ADDRESS CITY COMMENTS	2/9/2024
Checked By	BJR	B	UPDATED SITE PLAN	5/5/2023	F	ADDRESS CITY COMMENTS	1/12/2024
		A	ISSUED FOR REVIEW	4/18/2023	E	UPDATED FUTURE ROAD ROW & EASEMENTS	8/18/2023

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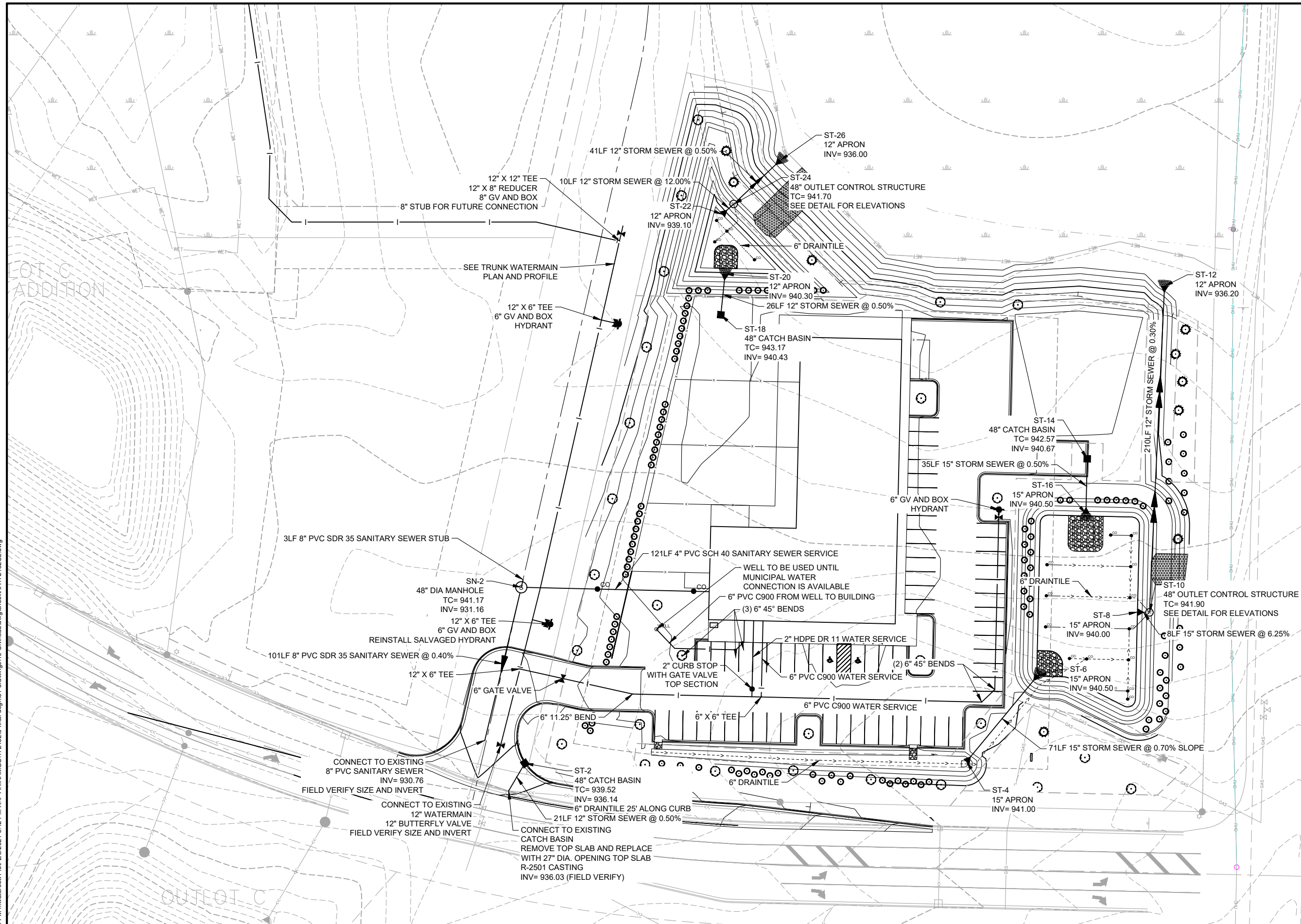
  
 BRYAN REMER, PE  
 DATE: 2/20/2024 LICENSE NO. 47588

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

**GRADING PLAN**



CHLORIDE MANAGEMENT:  
OWNER TO HIRE SMART SALTING  
CERTIFIED SNOW REMOVAL CONTRACTOR.



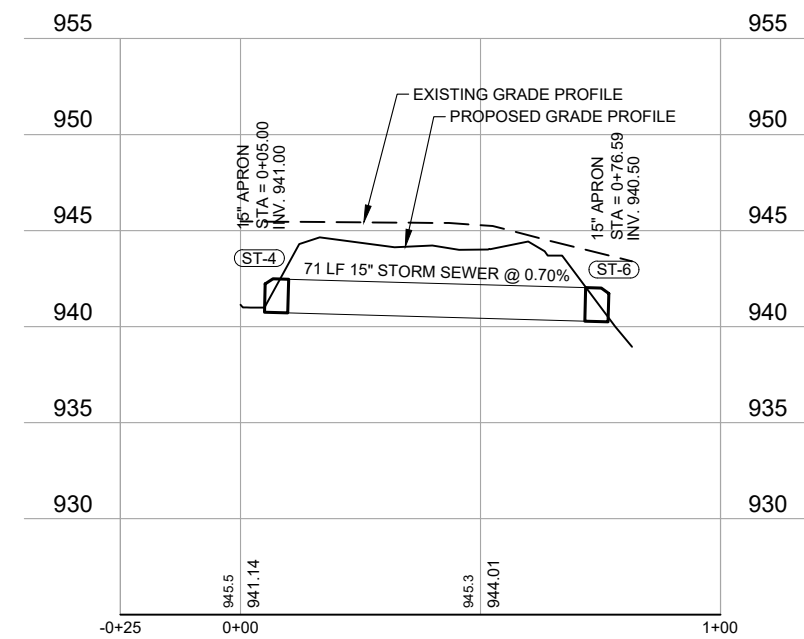
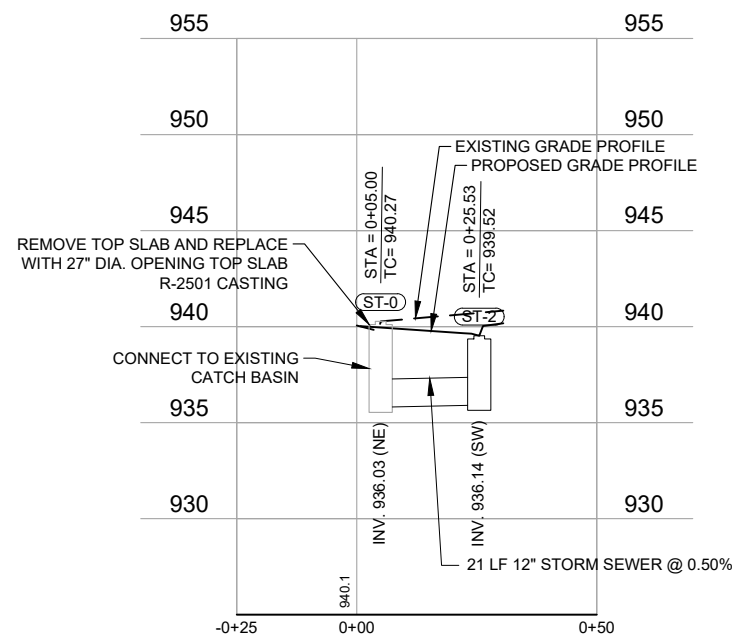
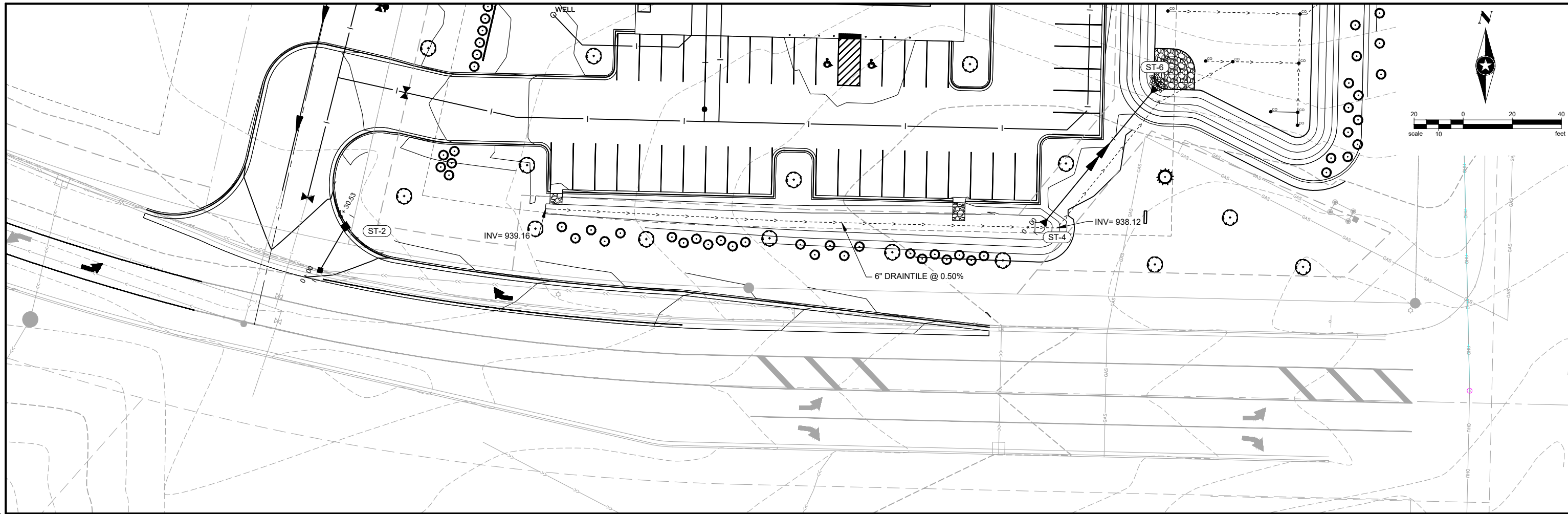
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SEH Project	RAMGC - 172432	Rev.#	Revision Issue Description	Date	Rev.#	Revision Issue Description	Date
Drawn By	MJW	D	UPDATED FUTURE ROAD ROW & EASEMENTS	8/18/2023	.	.	.
Designed By	MJW	C	ADDRESS CITY COMMENTS	8/14/2023	F	ADDRESS CITY COMMENTS	2/9/2024
Checked By	BJR	B	UPDATED SITE PLAN	5/5/2023	E	ADDRESS CITY COMMENTS	1/12/2024
		A	ISSUED FOR REVIEW	4/18/2023			

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*Bryan Remer*  
BRYAN REMER, PE  
DATE: 2/9/2024 LICENSE NO. 47588





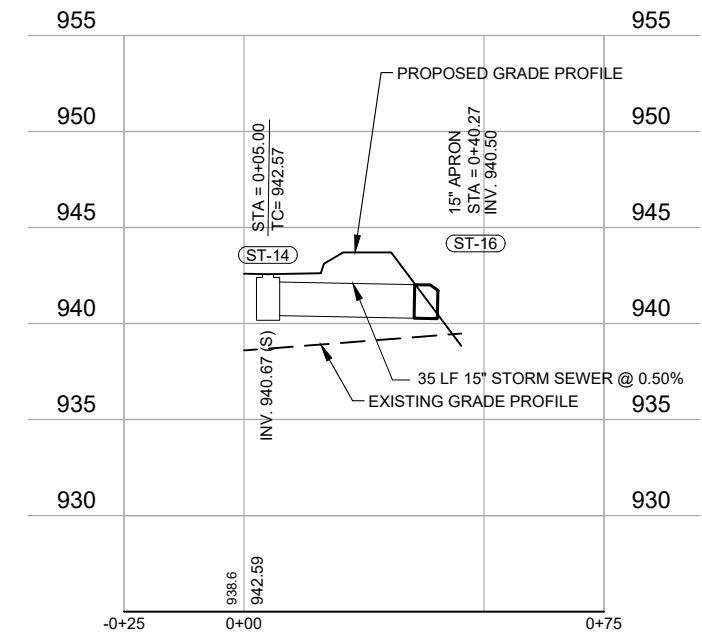
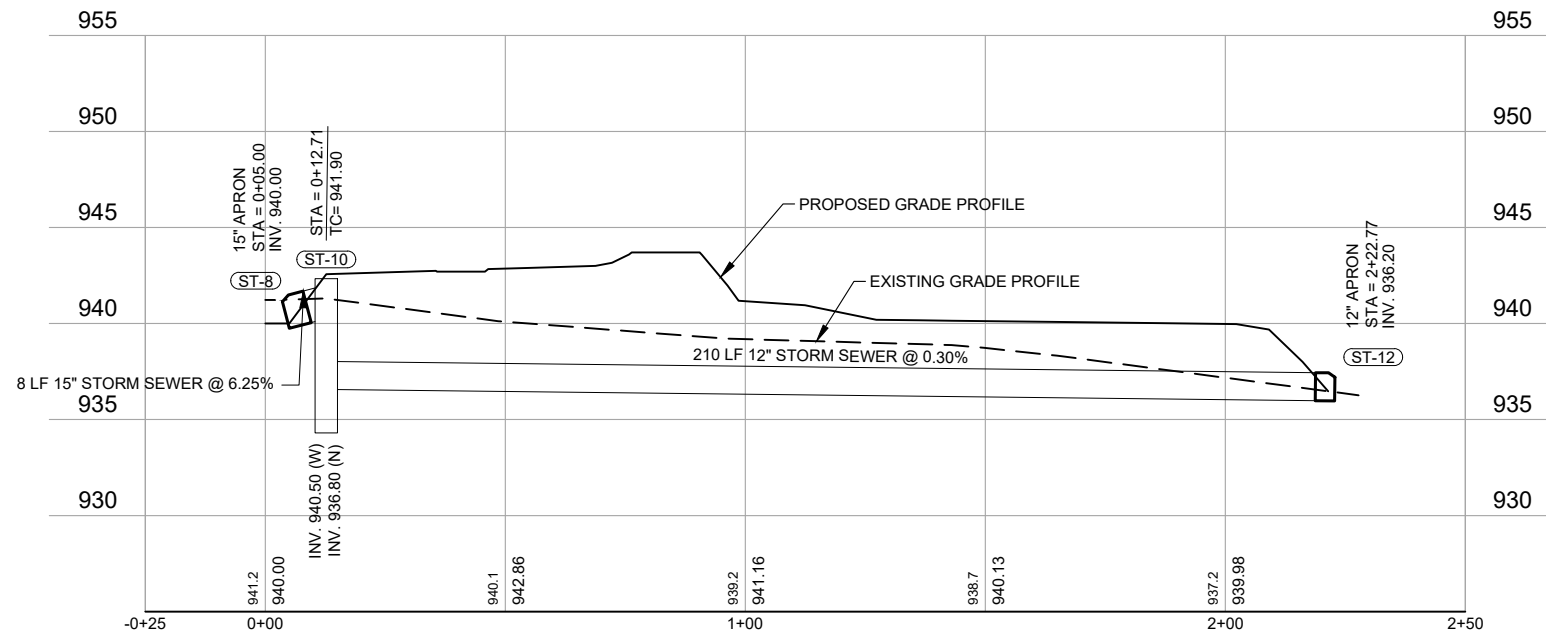
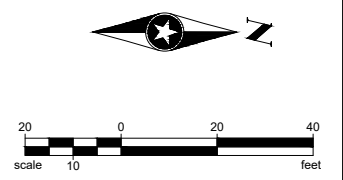
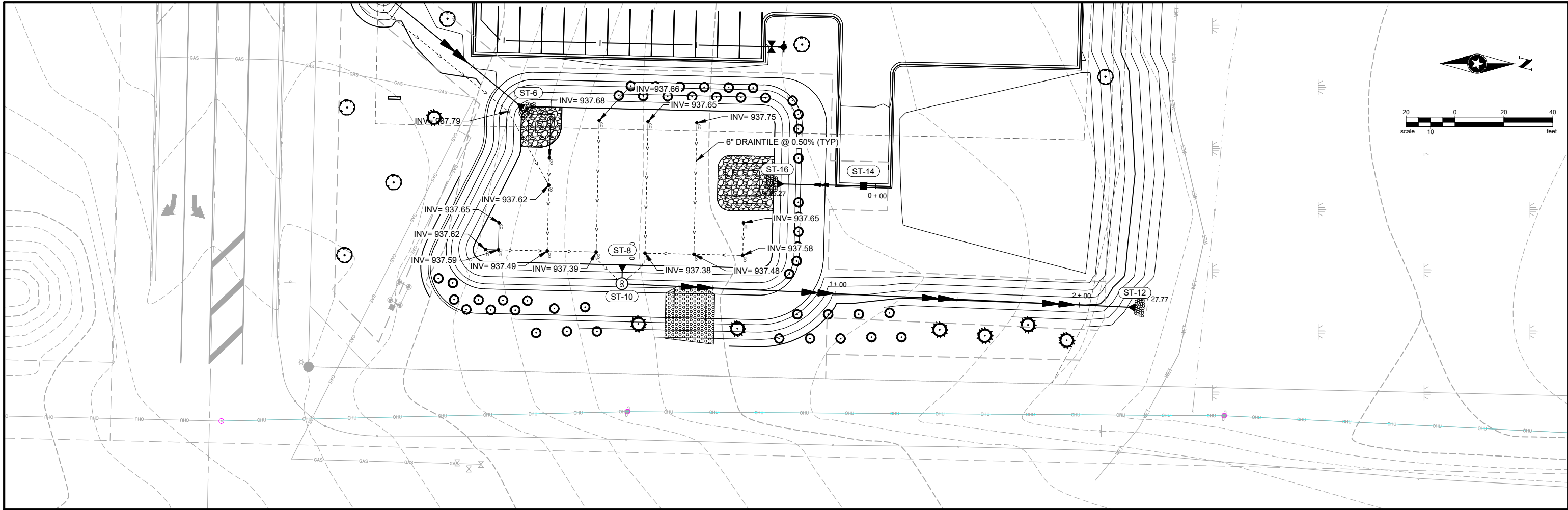
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SEH Project	RAMGC - 172432	Rev.#	Revision Issue Description	Date	Rev.#	Revision Issue Description	Date
Drawn By	MJW	.			.		
Designed By	MJW	B	ADDRESS CITY COMMENTS	2/9/2024	.		
Checked By	BJR	A	ADDRESS CITY COMMENTS	1/12/2024	.		

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*Bryan Remer*  
BRYAN REMER, PE  
DATE: 2/9/2024 LICENSE NO. 47588

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

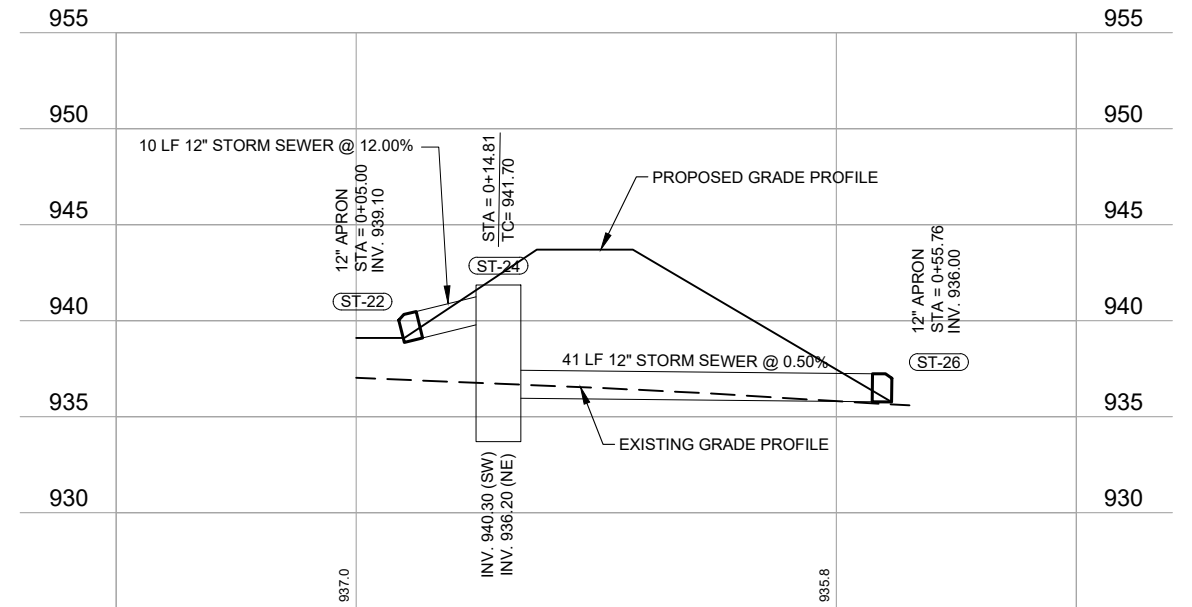
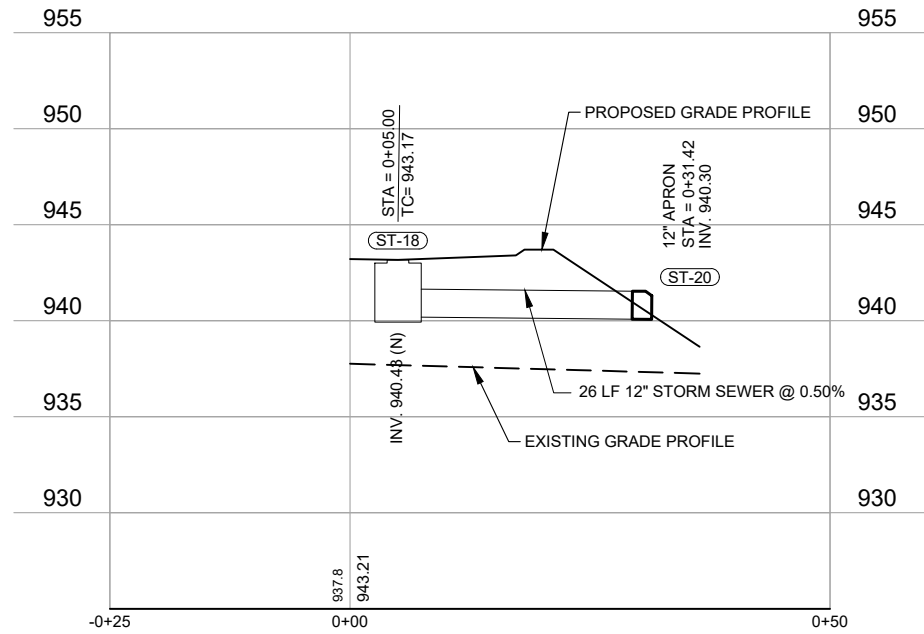
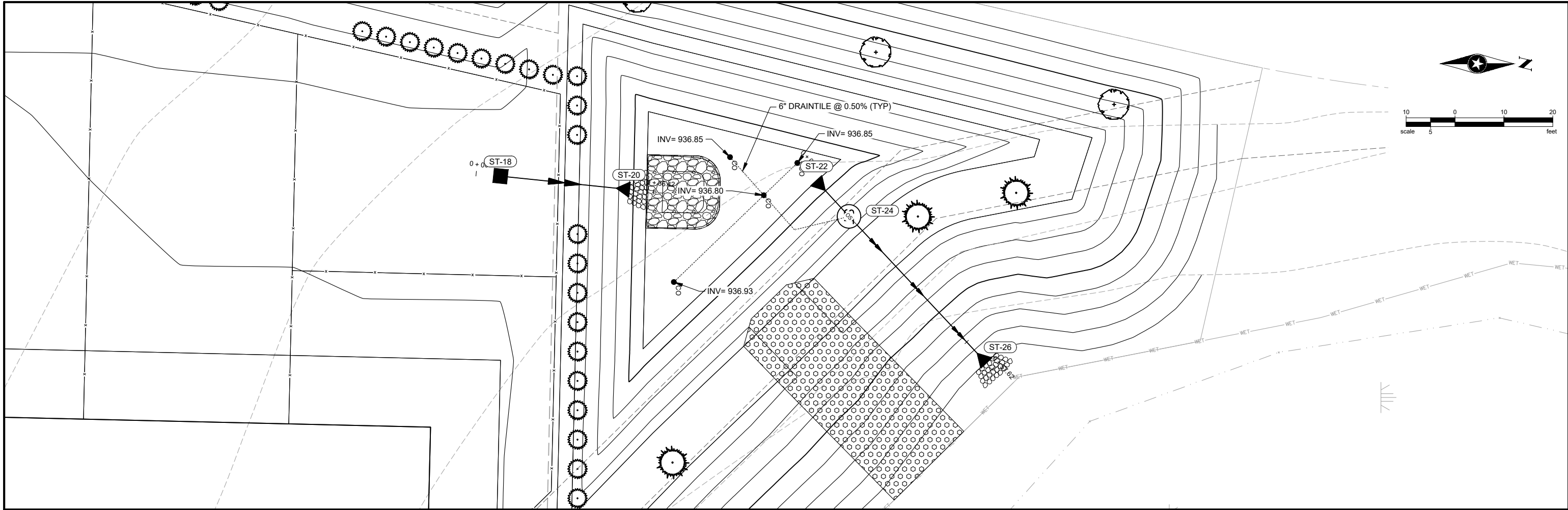


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SEH Project	RAMGC - 172432	Rev.#	Revision Issue Description	Date	Rev.#	Revision Issue Description	Date
Drawn By	MJW	.			.		
Designed By	MJW	B	ADDRESS CITY COMMENTS	2/9/2024	.		
Checked By	BJR	A	ADDRESS CITY COMMENTS	1/12/2024	.		

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*Bryan Remer*  
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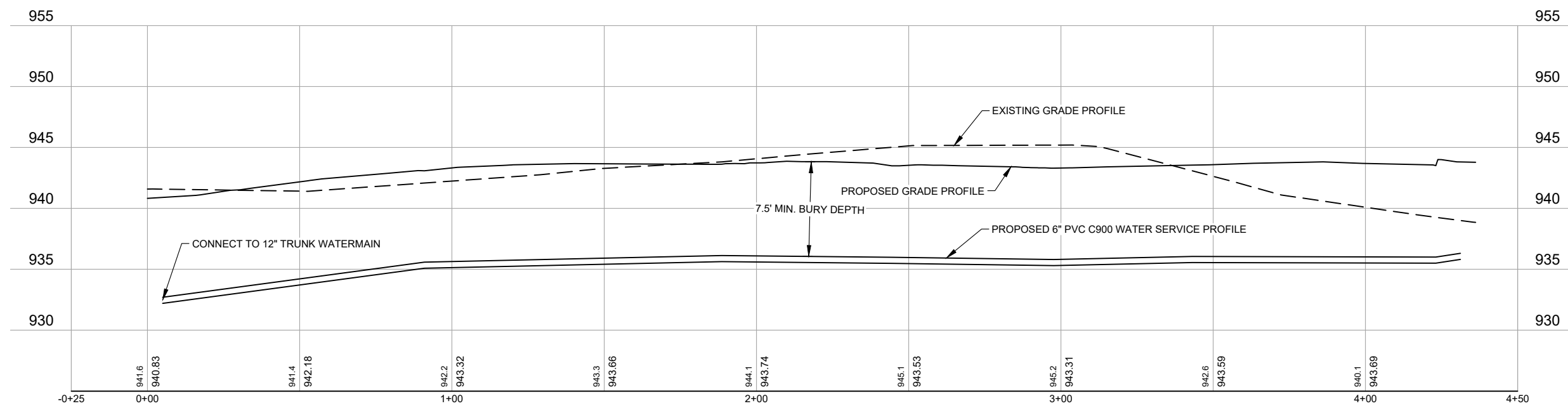
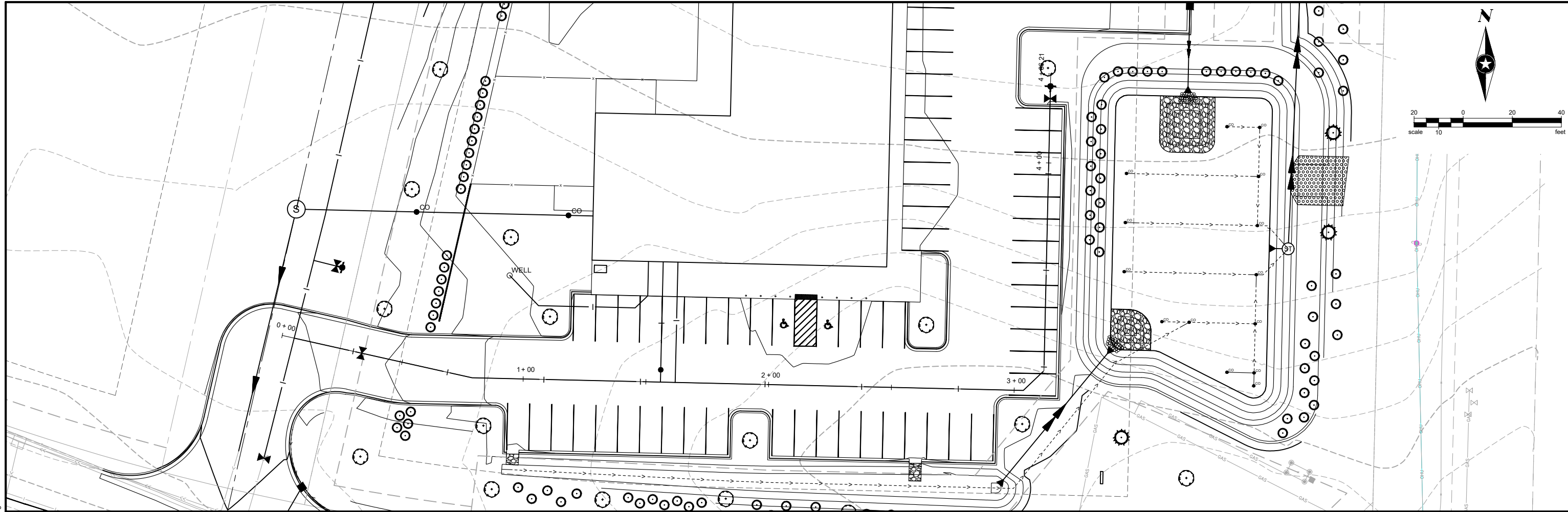


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SEH Project	RAMGC - 172432	Rev.#	Revision Issue Description	Date	Rev.#	Revision Issue Description	Date
Drawn By	MJW	.			.		
Designed By	MJW	B	ADDRESS CITY COMMENTS	2/9/2024	.		
Checked By	BJR	A	ADDRESS CITY COMMENTS	1/12/2024	.		

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*Bryan Remer*  
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 DATE: 2/9/2024 LICENSE NO. 47588

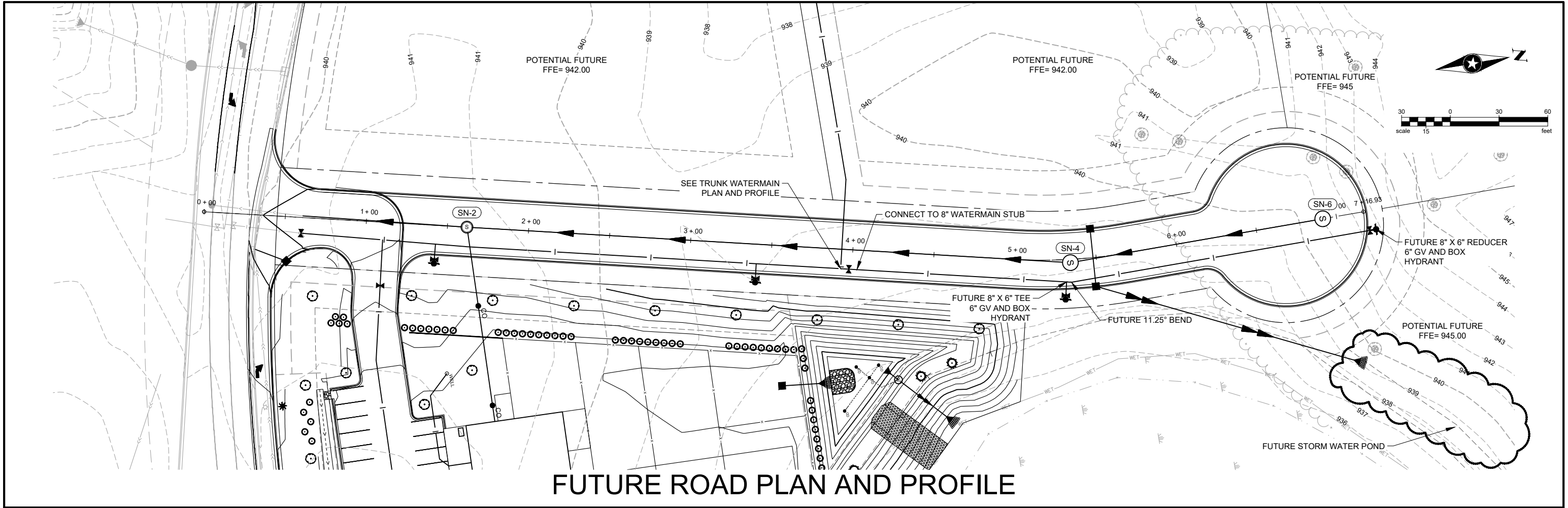


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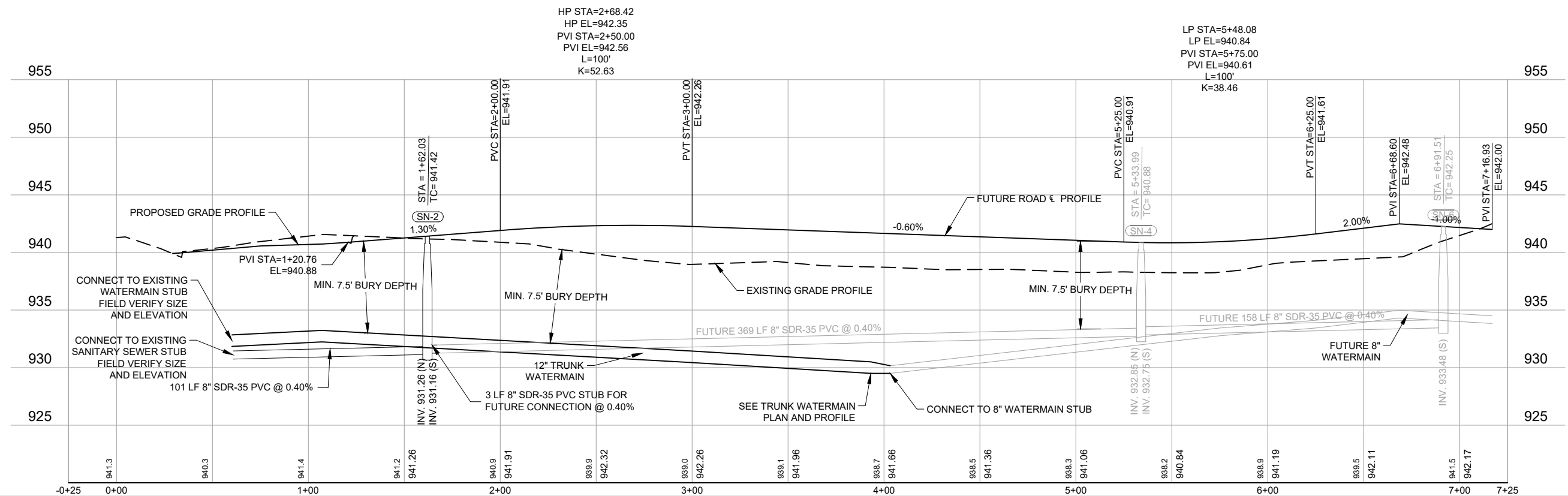
SEH Project	RAMGC - 172432	Rev.#	Revision Issue Description	Date	Rev.#	Revision Issue Description	Date
Drawn By	MJW	.			.		
Designed By	MJW	B	ADDRESS CITY COMMENTS	2/9/2024	.		
Checked By	BJR	A	ADDRESS CITY COMMENTS	1/12/2024	.		

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*Bryan Remer*  
 BRYAN REMER, PE  
 DATE: 2/9/2024 LICENSE NO. 47588



### FUTURE ROAD PLAN AND PROFILE



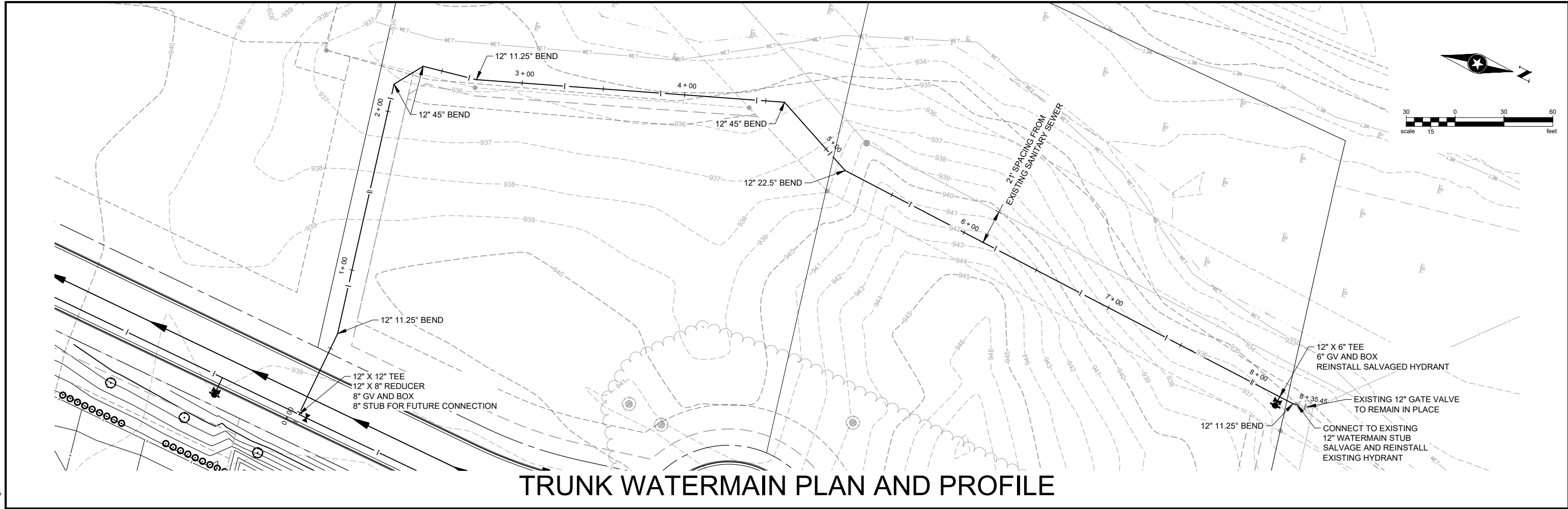
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SEH Project	RAMGC - 172432	Rev.#	Revision Issue Description	Date	Rev.#	Revision Issue Description	Date
Drawn By	MJW	.			.		
Designed By	MJW	B	ADDRESS CITY COMMENTS	2/9/2024	.		
Checked By	BJR	A	ADDRESS CITY COMMENTS	1/12/2024	.		

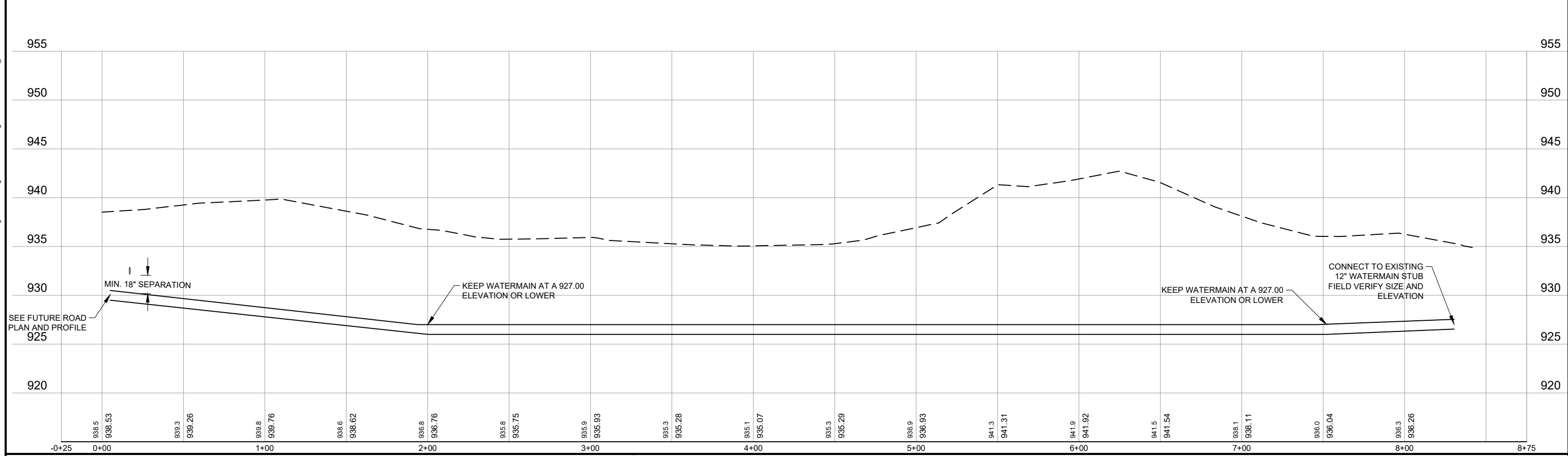
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

**BRYAN REMER, PE**  
 DATE: 2/9/2024 LICENSE NO. 47588





# TRUNK WATERMAIN PLAN AND PROFILE



SEH Project	RAMGC - 172432	Rev.#	Revision Issue Description	Date	Rev.#	Revision Issue Description	Date
Drawn By	MJW	.			.		
Designed By	MJW	B	ADDRESS CITY COMMENTS	2/9/2024	.		
Checked By	BJR	A	ADDRESS CITY COMMENTS	1/12/2024	.		

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.

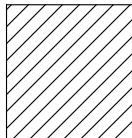

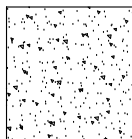
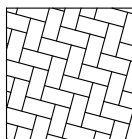
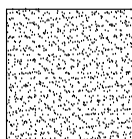

*Bryan Remer*  
 BRYAN REMER, PE  
 DATE 2/9/2024 LICENSE NO. 47588

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

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-  TURN LANE & FUTURE ROAD BITUMINOUS PAVEMENT  
- 2" SPWEA340B WEAR COURSE PER MN/DOT 2360  
- TACK COAT PER MN/DOT 2357  
- 2" SPNWB330B BASE COURSE PER MN/DOT 2360  
- 12" CLASS 5 AGGREGATE BASE PER MN/DOT 3138  
- 12" SELECT GRANULAR BORROW MOD 5% PER MN/DOT 3149.2.B.2  
- 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
-  MONOLITHIC SIDEWALK EDGE (SEE DETAIL)

GRAVEL SECTION TO EXTEND 1' BEHIND BACK OF CURB

GRAVEL SECTION TO EXTEND 1' BEHIND BACK OF CURB

WELL

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SEH Project	RAMGC - 172432	Rev.#	Revision Issue Description	Date	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	F	ADDRESS CITY COMMENTS	2/9/2024
Checked By	BJR	B	UPDATED SITE PLAN	5/5/2023	E	ADDRESS CITY COMMENTS	1/12/2024
		A	ISSUED FOR REVIEW	4/18/2023			



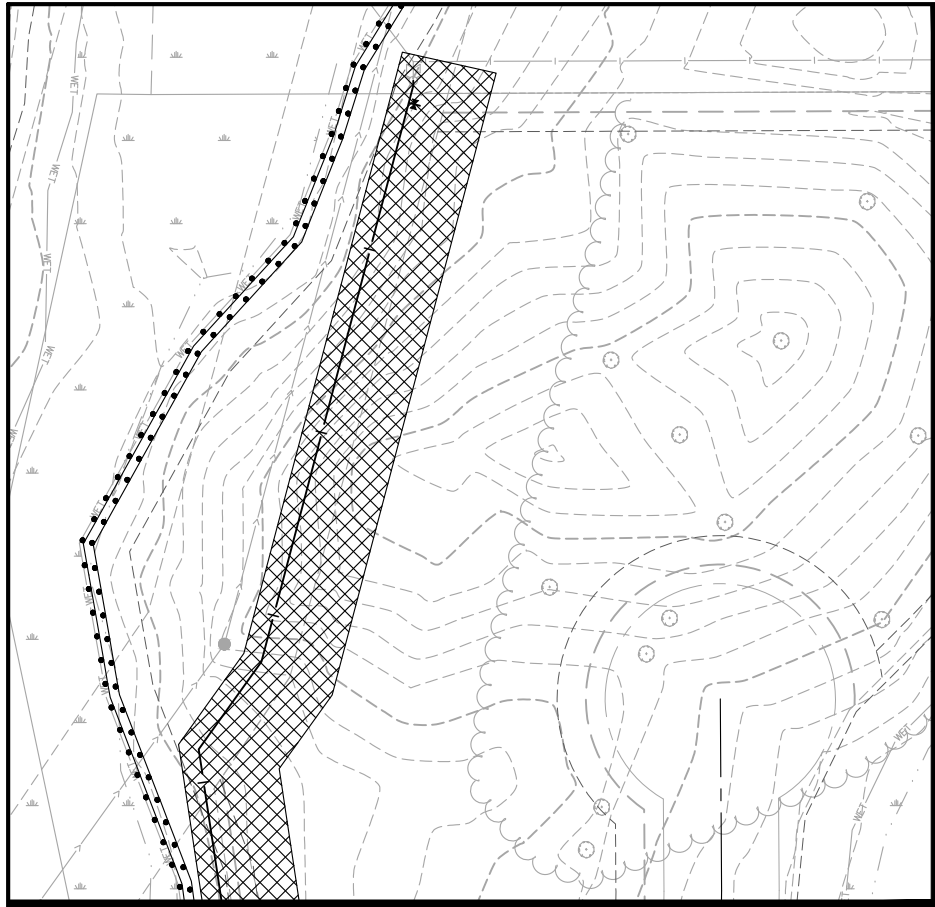
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

BRYAN REMER, PE  
DATE: 2/9/2024 LICENSE NO. 47588

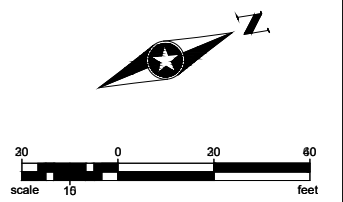
**RED BARN PET RETREAT SITE DESIGN**  
CORCORAN, MINNESOTA

**SURFACING PLAN**



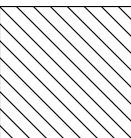
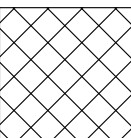


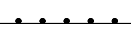




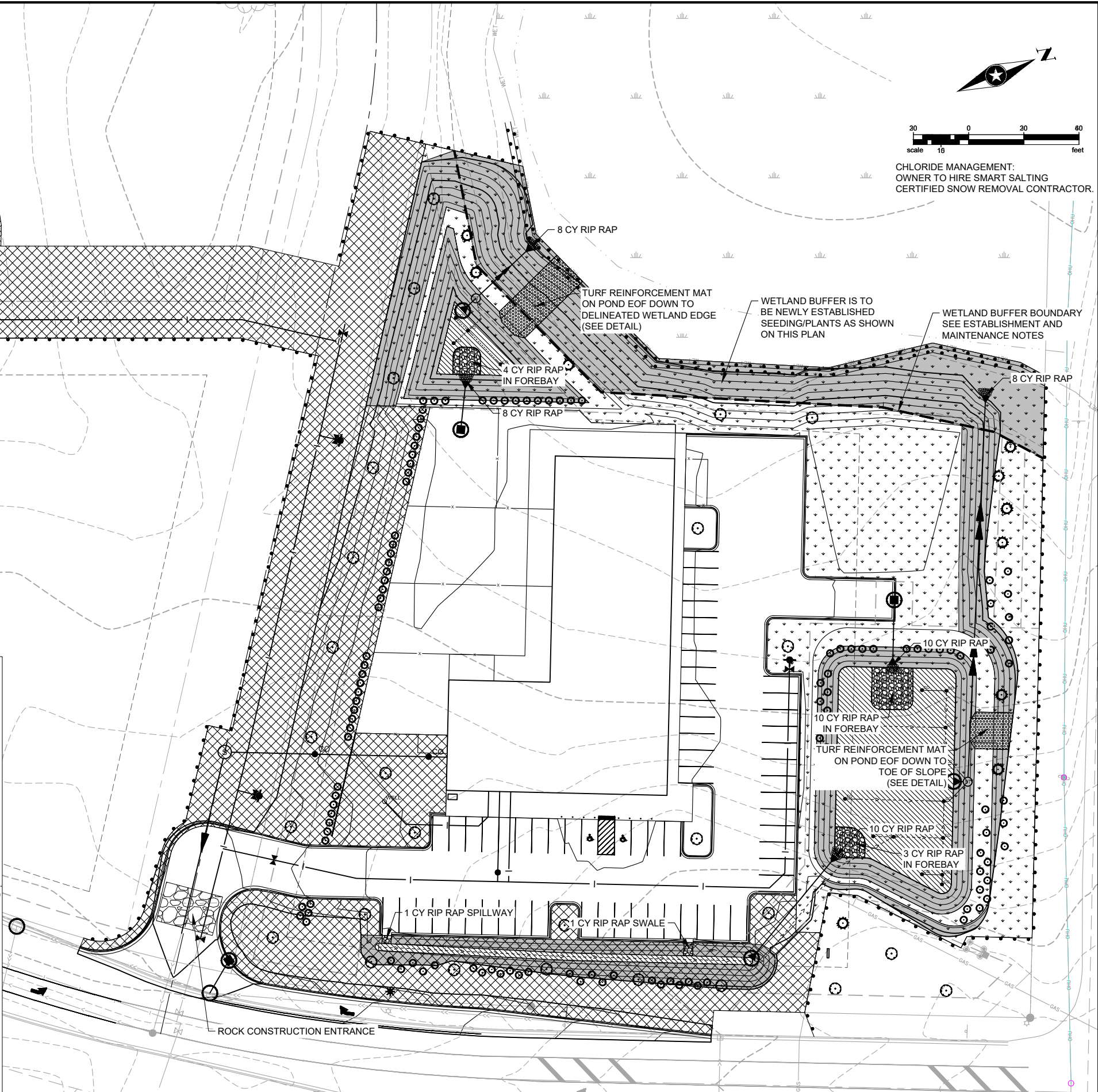
INSET A



CHLORIDE MANAGEMENT:  
OWNER TO HIRE SMART SALTING  
CERTIFIED SNOW REMOVAL CONTRACTOR.

-  EROSION CONTROL BLANKET (3:1 SLOPES)  
CLEAN STRAW MULCH IN WETLAND BUFFER
-  35-221 (MNDOT 330) DRY PRAIRIE GENERAL MIX  
(SEE WETLAND BUFFER ESTABLISHMENT AND  
MAINTENANCE NOTES)
-  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

- WETLAND BUFFER ESTABLISHMENT AND MAINTENANCE NOTES:**
- SOIL IN WETLAND BUFFER TO CONTAIN AN ORGANIC CONTENT OF NOT LESS THAN 10% AND NOT MORE THAN 20%.
  - BUFFER TO CONSIST OF 100% PERENNIAL NATIVE PLANT SPECIES, EXCEPT FOR A ONE-TIME PLANTING OF AN ANNUAL NURSE CROP SUCH AS OATS OR RYE.
  - SEED MIX USED SHALL CONSIST OF AT LEAST 12 POUNDS PURE LIVE SEED PER ACRE OF NATIVE PRAIRIE GRASS SEED AND 5 POUNDS PURE LIVE SEED PER ACRE OF NATIVE FORBS. NATIVE PRAIRIE GRASS AND NATIVE FORB MIXES SHALL CONTAIN NO FEWER THAN 4 AND 5 SPECIES RESPECTIVELY.
  - ANNUAL NURSE OR COVER CROP TO BE APPLIED AT A RATE OF 20 POUNDS/ACRE.
  - BUFFER TO BE PLANTED BY A QUALIFIED CONTRACTOR USING A DRILL DESIGNED FOR NATIVE PRAIRIE GRASS SEED.
  - NO FERTILIZER IS TO BE USED UNLESS DEEMED NECESSARY TO ESTABLISH ACCEPTABLE BUFFER VEGETATION AND THEN LIMITED TO AMOUNTS INDICATED BY AN ACCREDITED SOIL TESTING LAB.
  - BUFFER TO BE MULCHED IMMEDIATELY WITH CLEAN STRAW AT A RATE OF 1.5 TONS/ACRE. MULCH TO BE ANCHORED WITH A DISK OR TACKIFIER.
  - BUFFER TO BE PROTECTED BY SILT FENCE DURING CONSTRUCTION AND SHALL REMAIN IN PLACE UNTIL BUFFER VEGETATION IS ESTABLISHED.
  - STANDARD SEEDING AND PLANTING SPECIFICATIONS FOR BUFFER ZONES THAT MEET ALL CITY REQUIREMENTS CAN BE OBTAINED FROM THE CITY.
  - DURING THE FIRST TWO YEARS, THE DEVELOPER SHALL REPLANT ANY BUFFER VEGETATION THAT DOES NOT SURVIVE. AFTER TWO YEARS, IF THE CONDITION OF THE BUFFER AREA CHANGES THROUGH NATURAL PROCESSES NOT CAUSED BY THE PROPERTY OWNER, THE OWNER SHALL NOT BE REQUIRED TO REESTABLISH THE BUFFER AREA TO MEET THE STANDARDS ESTABLISHED BY THE CITY.
  - PERMANENT WETLAND BUFFER MONUMENTS TO BE INSTALLED PER THE SITE PLAN (SHEET 4) AND WETLAND BUFFER SIGN DETAIL (SHEET 15).
  - REFER TO SECTION 1050.010 SUBD. 5 OF CORCORAN CITY CODE AND RULE 1 OF ELM CREEK WATERSHED MANAGEMENT COMMISSION RULES AND STANDARDS.



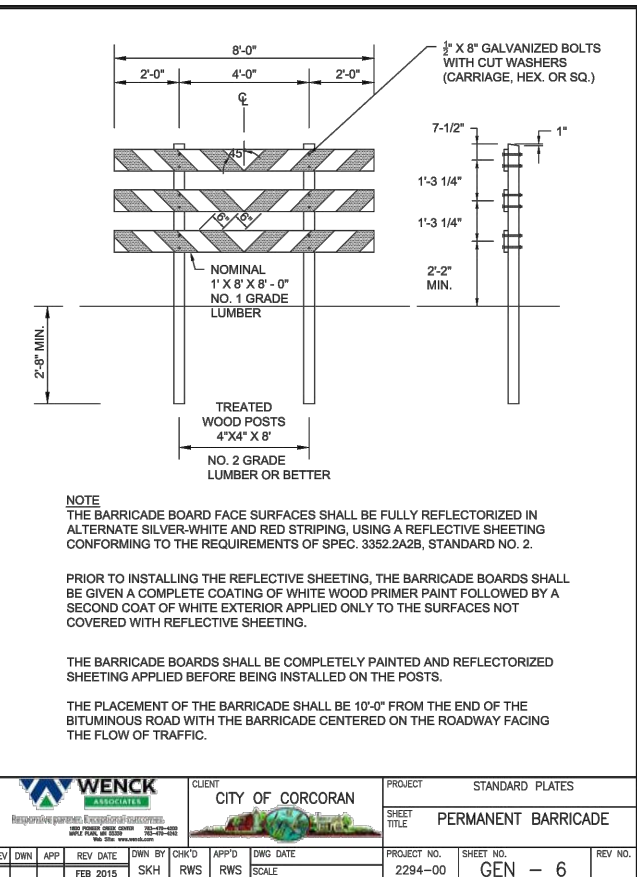
SEH Project	RAMGC - 172432	Rev.#	Revision Issue Description	Date	Rev.#	Revision Issue Description	Date
Drawn By	MJW	D	UPDATED FUTURE ROAD ROW & EASEMENTS ADDRESS CITY COMMENTS	8/18/2023	.	.	.
Designed By	MJW	C	UPDATED SITE PLAN	8/14/2023	F	ADDRESS CITY COMMENTS	2/9/2024
Checked By	BJR	B	ISSUED FOR REVIEW	5/5/2023	E	ADDRESS CITY COMMENTS	1/12/2024
		A		4/18/2023			

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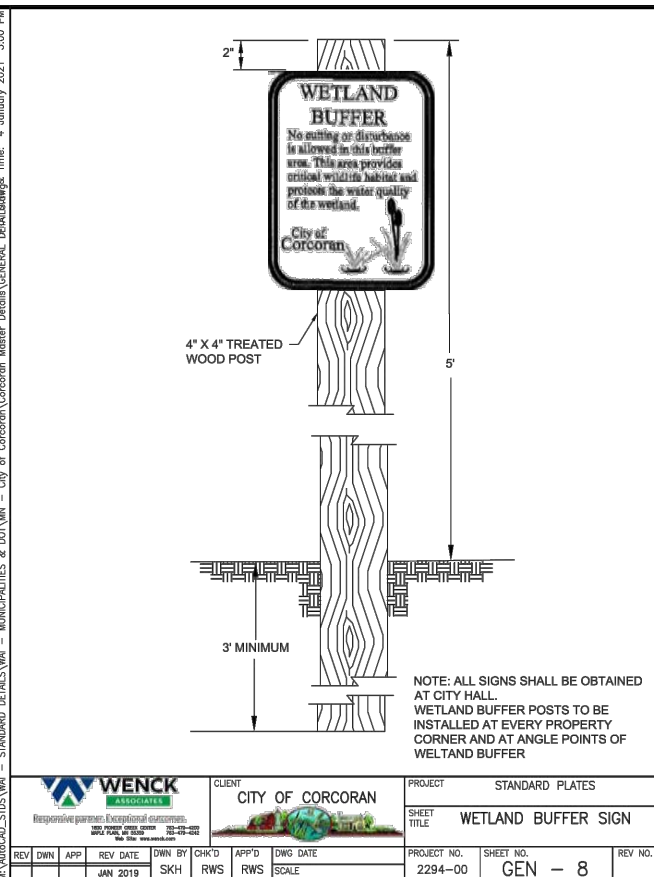
*Bryan Remer*  
BRYAN REMER, PE  
DATE: 2/9/2024 LICENSE NO. 47588

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



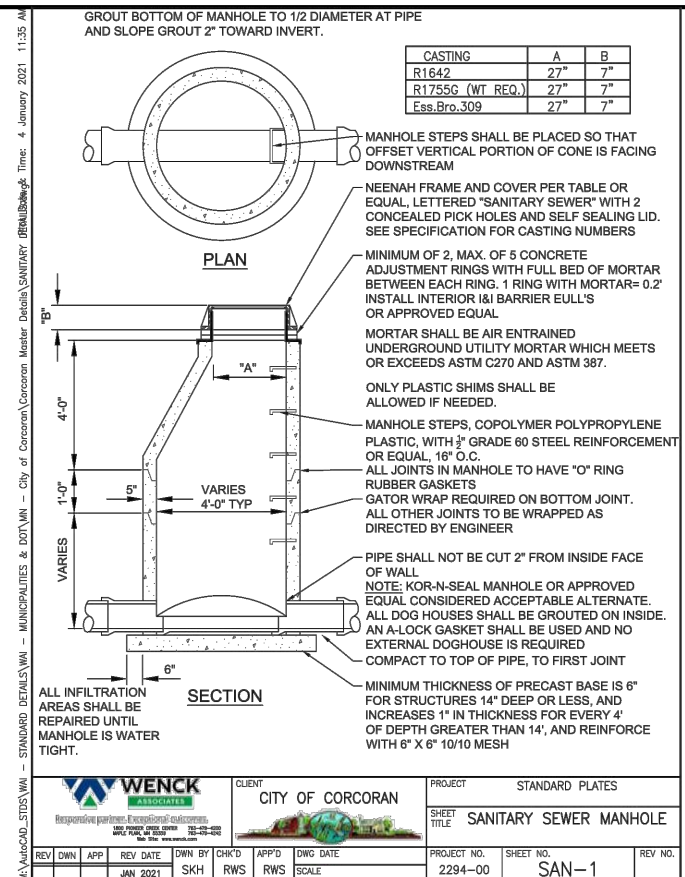


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PROJECT NO.	2294-00	SHEET NO.
		GEN - 6

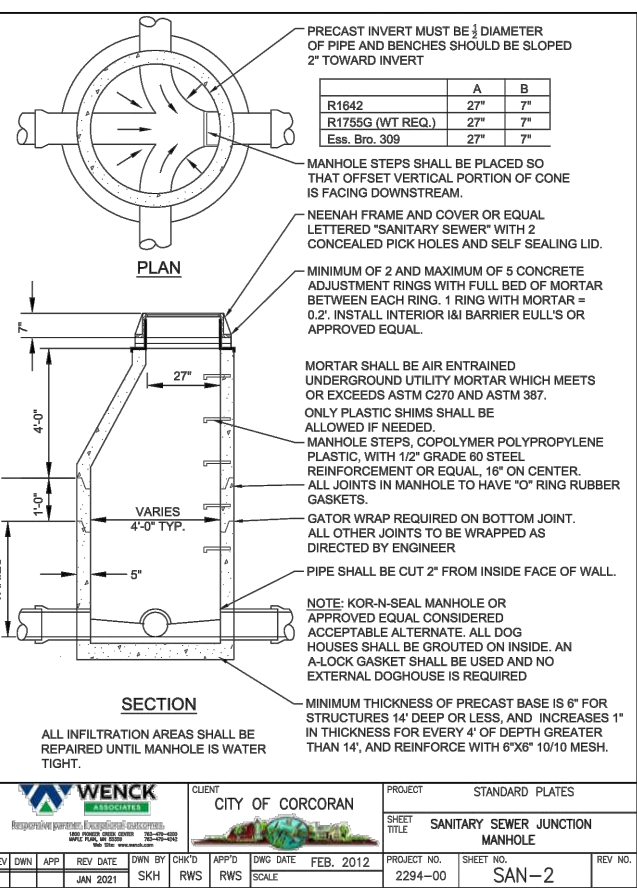


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CLIENT	CITY OF CORCORAN	PROJECT
SHEET TITLE	WETLAND BUFFER SIGN	
PROJECT NO.	2294-00	SHEET NO.
		GEN - 8

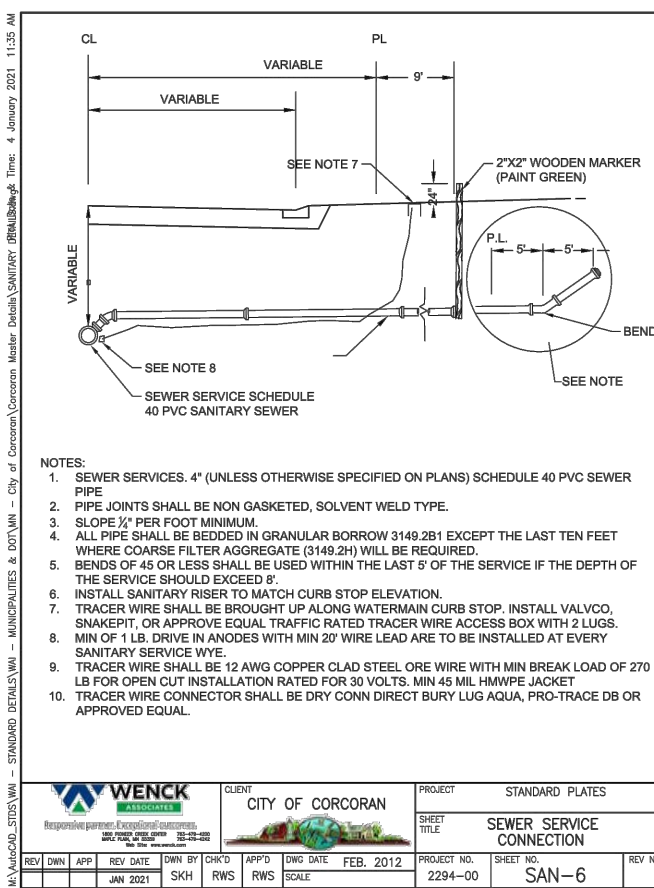
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CLIENT	CITY OF CORCORAN	PROJECT
SHEET TITLE	PIPE MATERIAL AND TESTING DEVELOPMENT	
PROJECT NO.	2294-00	SHEET NO.
		GEN - 9



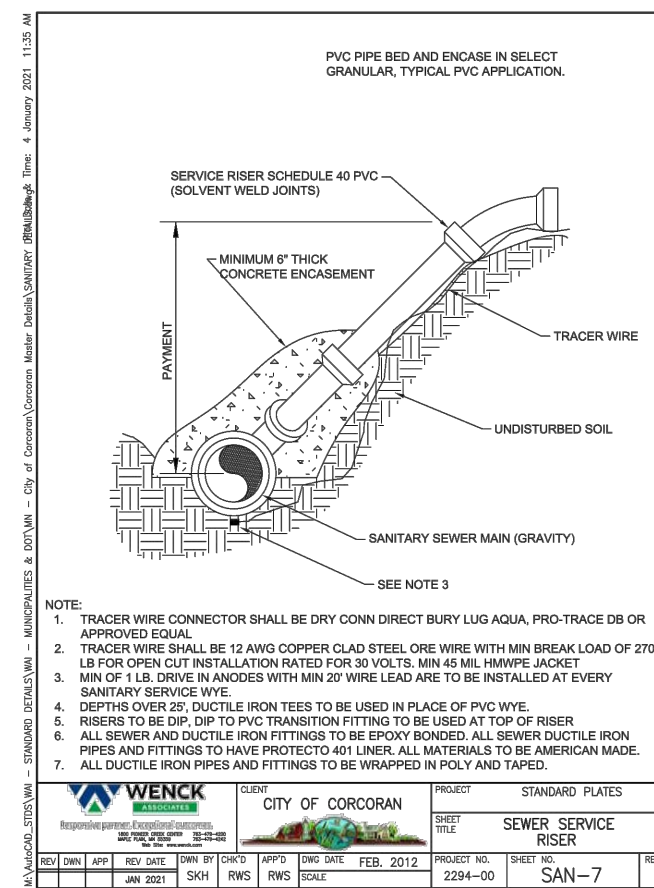
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SHEET TITLE	SANITARY SEWER MANHOLE	
PROJECT NO.	2294-00	SHEET NO.
		SAN-1



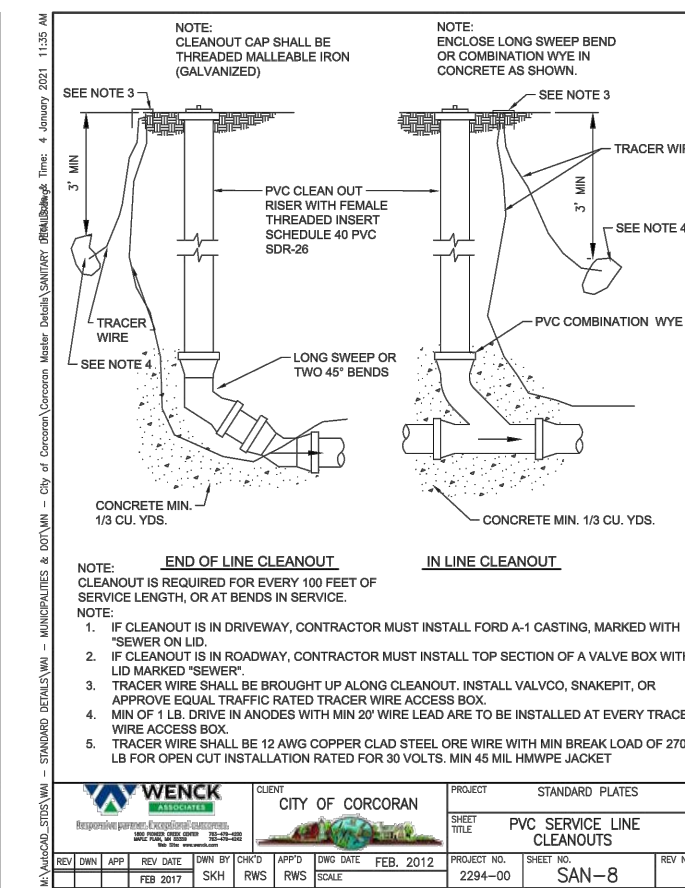
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CLIENT	CITY OF CORCORAN	PROJECT
SHEET TITLE	SANITARY SEWER JUNCTION MANHOLE	
PROJECT NO.	2294-00	SHEET NO.
		SAN-2



WENCK ASSOCIATES	CITY OF CORCORAN	STANDARD PLATES
CLIENT	CITY OF CORCORAN	PROJECT
SHEET TITLE	SEWER SERVICE CONNECTION	
PROJECT NO.	2294-00	SHEET NO.
		SAN-6



WENCK ASSOCIATES	CITY OF CORCORAN	STANDARD PLATES
CLIENT	CITY OF CORCORAN	PROJECT
SHEET TITLE	SEWER SERVICE RISER	
PROJECT NO.	2294-00	SHEET NO.
		SAN-7



WENCK ASSOCIATES	CITY OF CORCORAN	STANDARD PLATES
CLIENT	CITY OF CORCORAN	PROJECT
SHEET TITLE	PVC SERVICE LINE CLEANOUTS	
PROJECT NO.	2294-00	SHEET NO.
		SAN-8

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SEH Project	RAMGC - 172432	Rev.#		Revision Issue Description	Date	Rev.#	
Drawn By	MJW	D		ADDRESS CITY COMMENTS	1/12/2024	.	
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	E	

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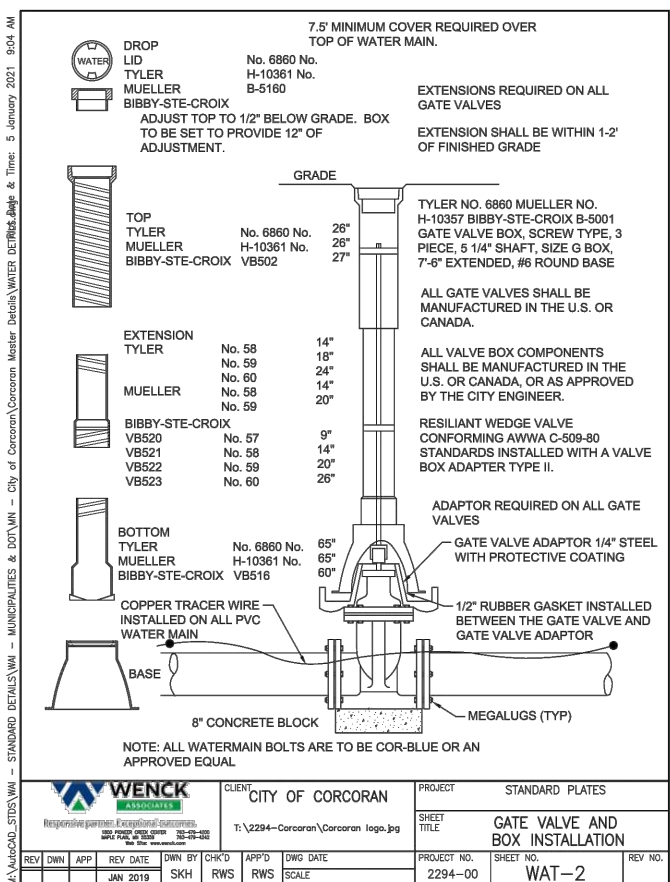
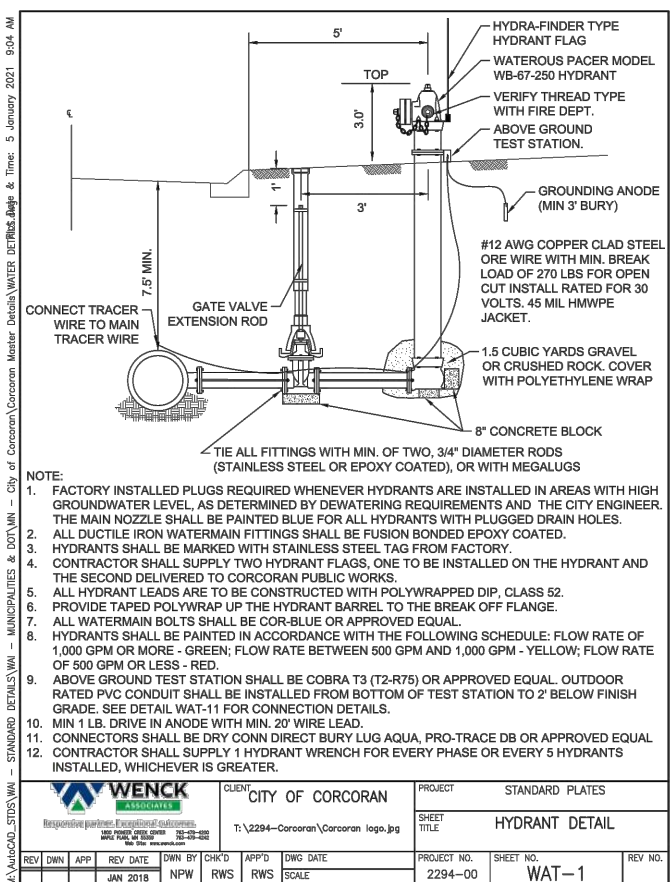
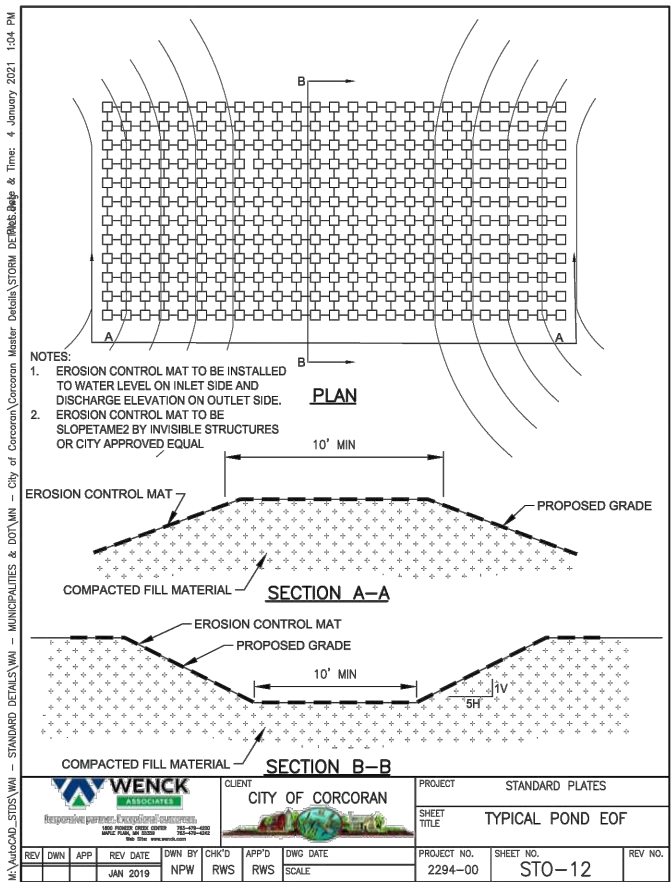
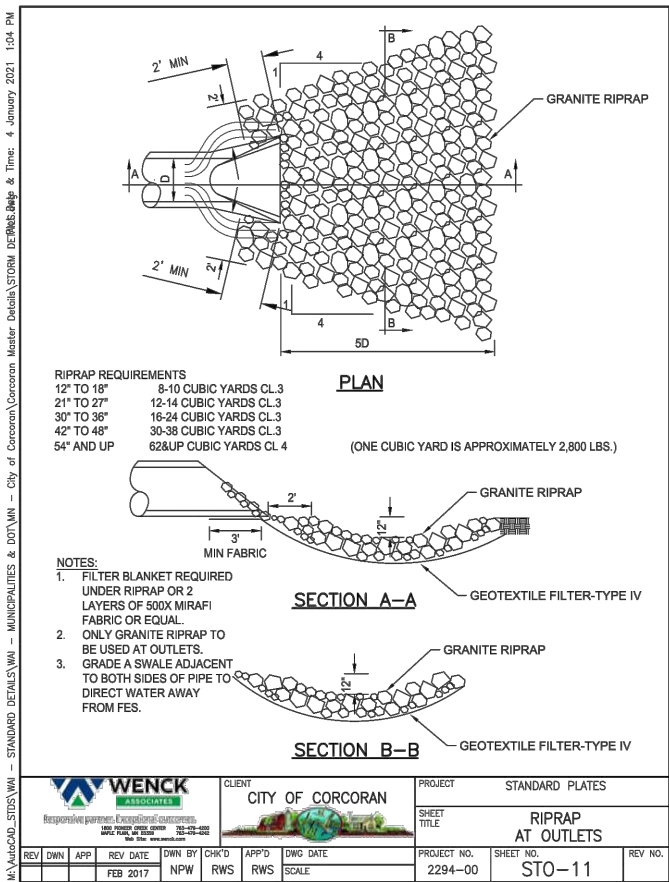
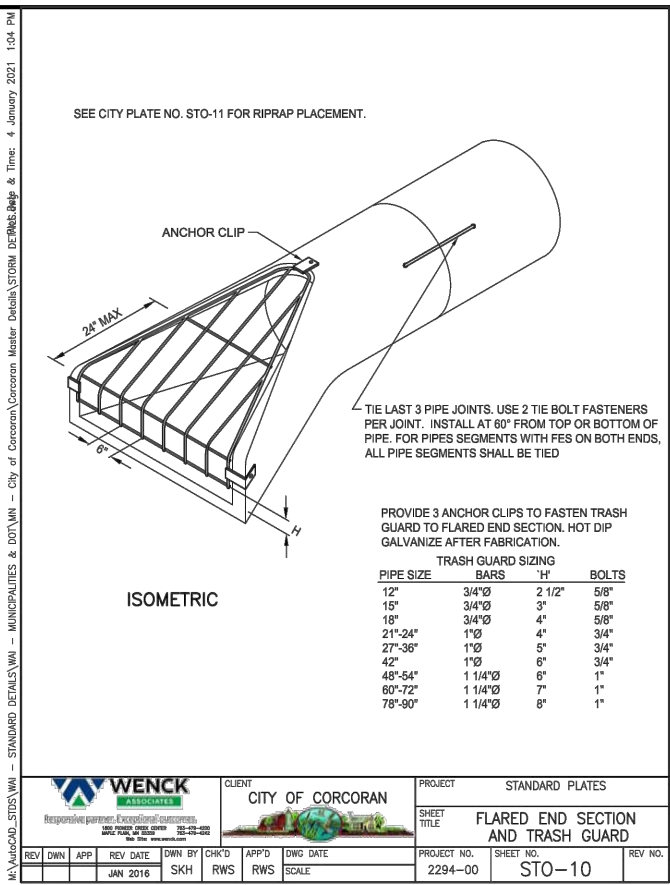
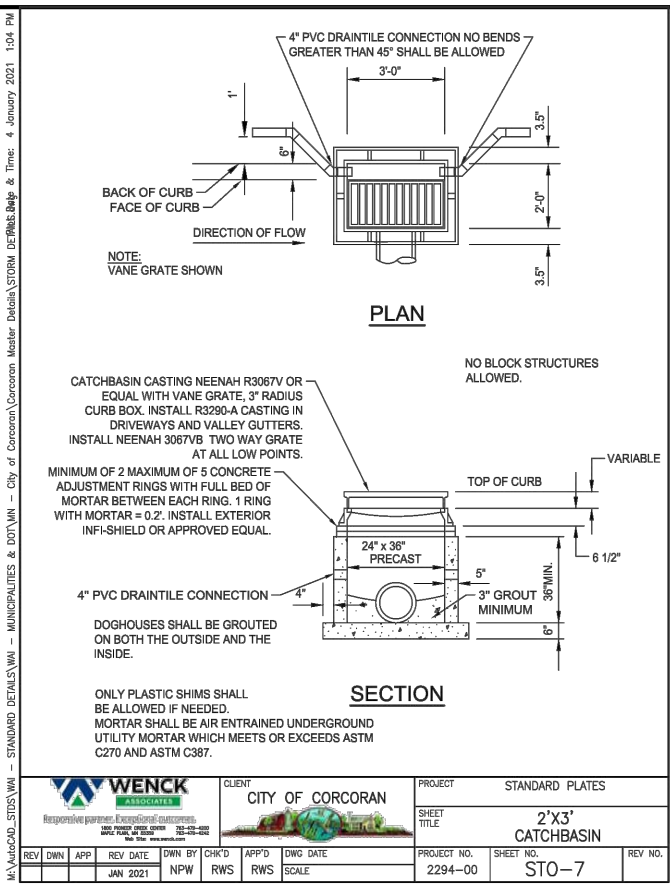
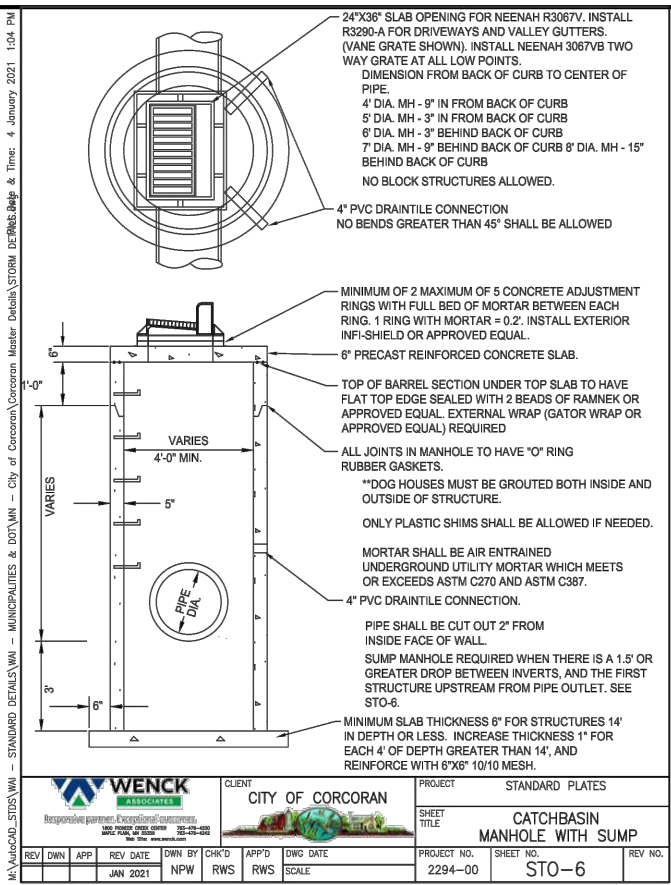
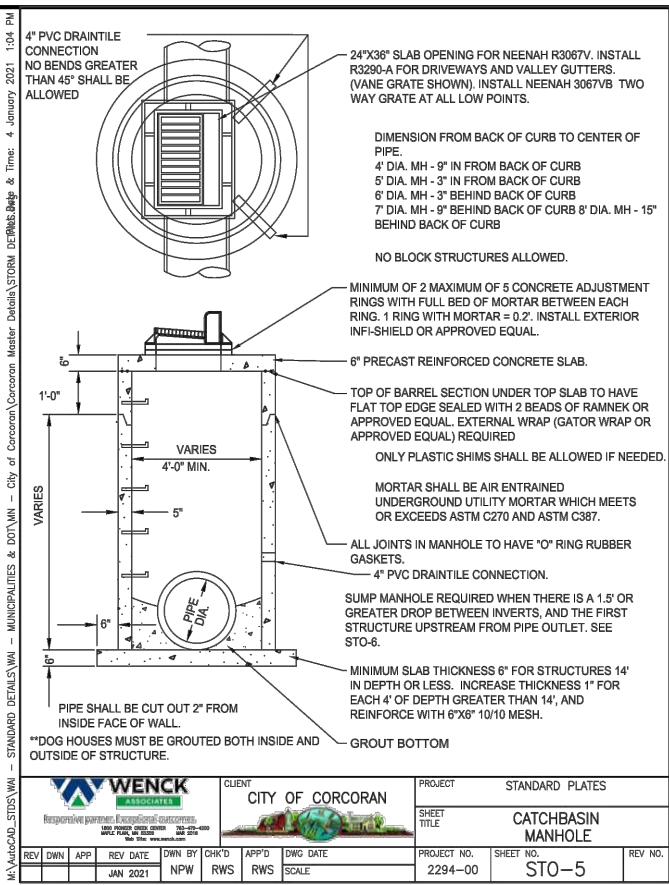
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*Bryan Remer*  
BRYAN REMER, PE  
DATE: 2/9/2024 LICENSE NO. 47588

RED BARN PET RETREAT SITE DESIGN  
CORCORAN, MINNESOTA

CIVIL DETAILS





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		A	ISSUED FOR REVIEW	4/18/2023	E		

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*Bryan Remer*

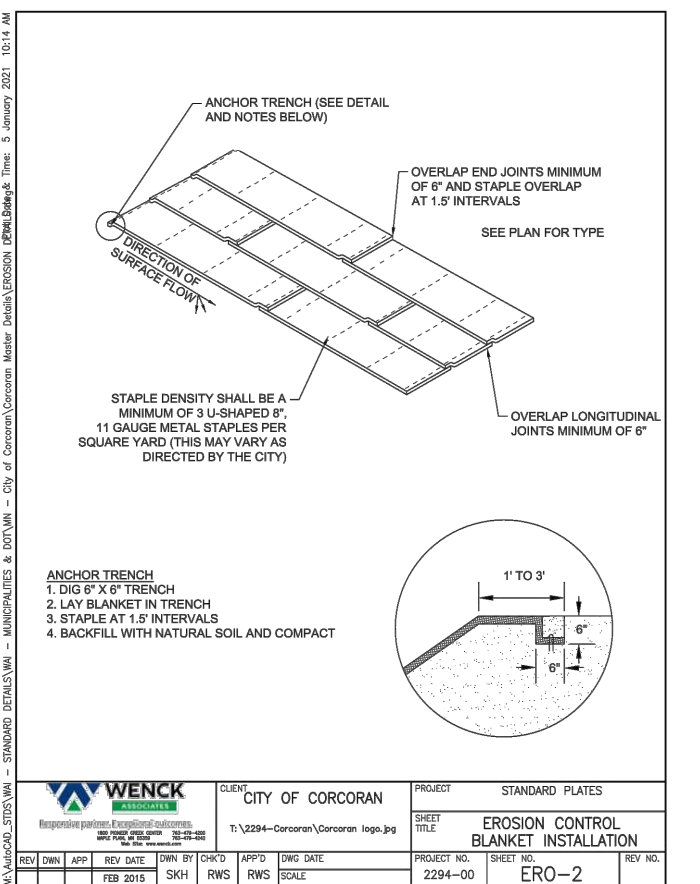
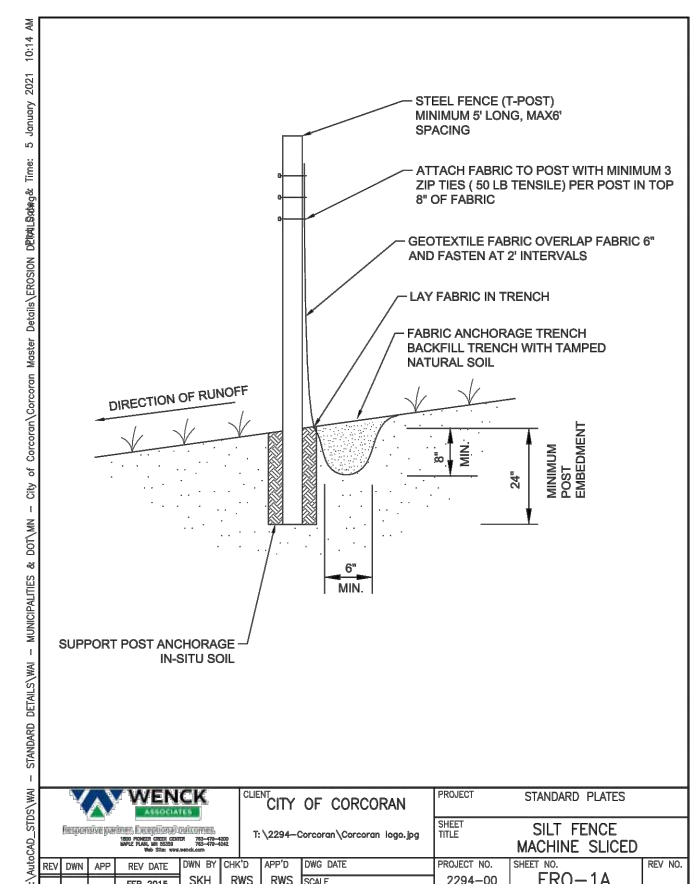
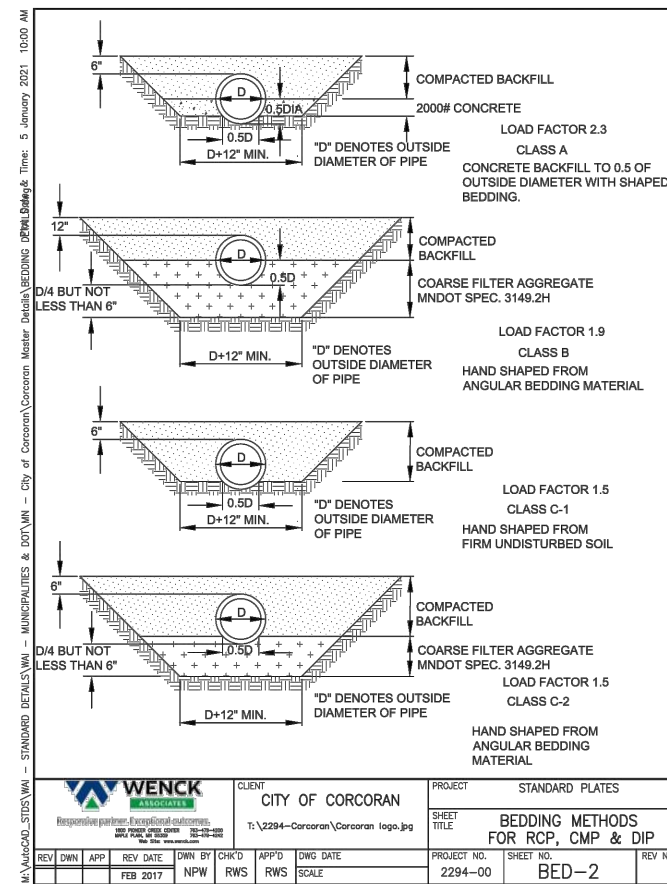
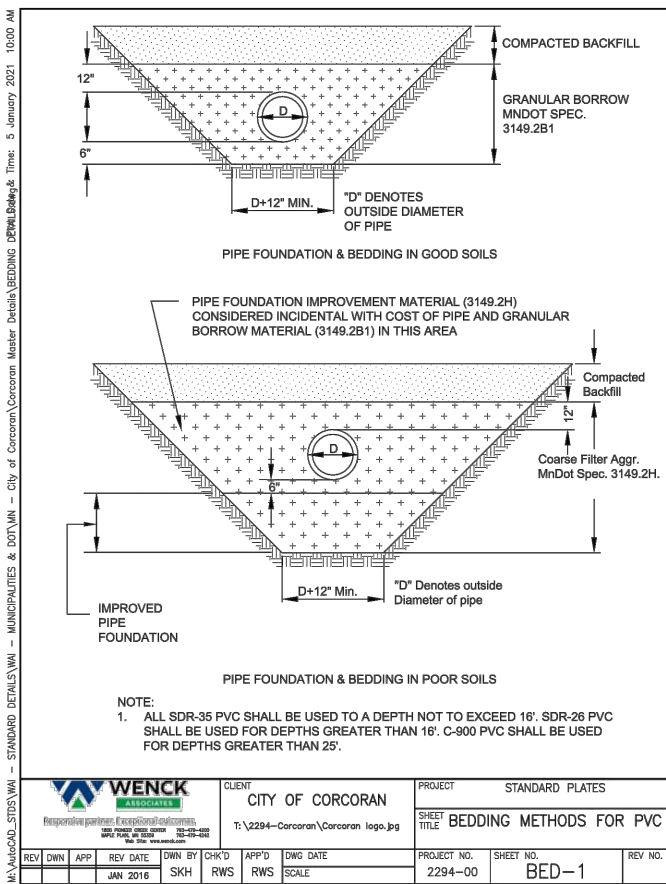
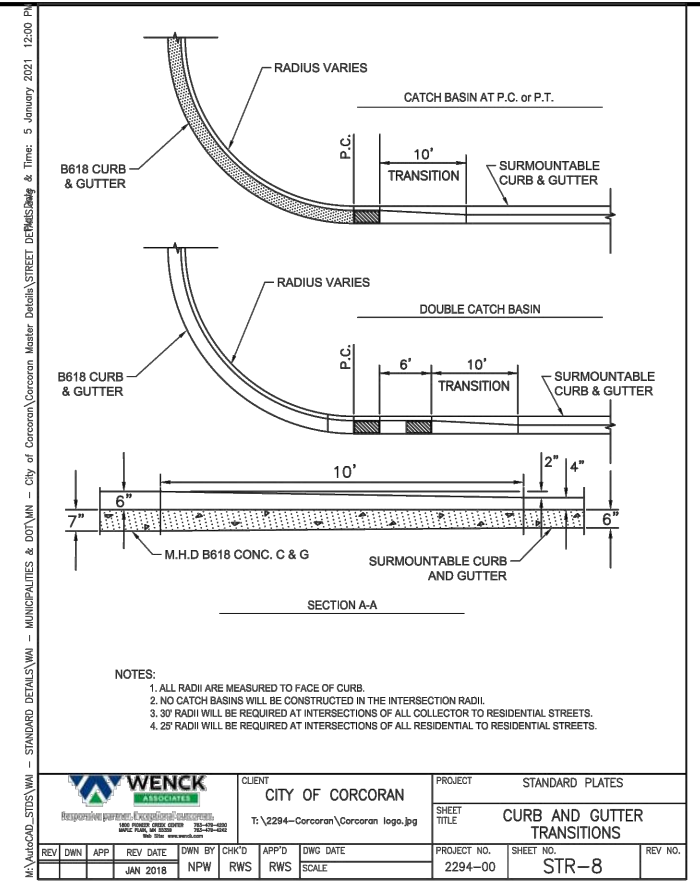
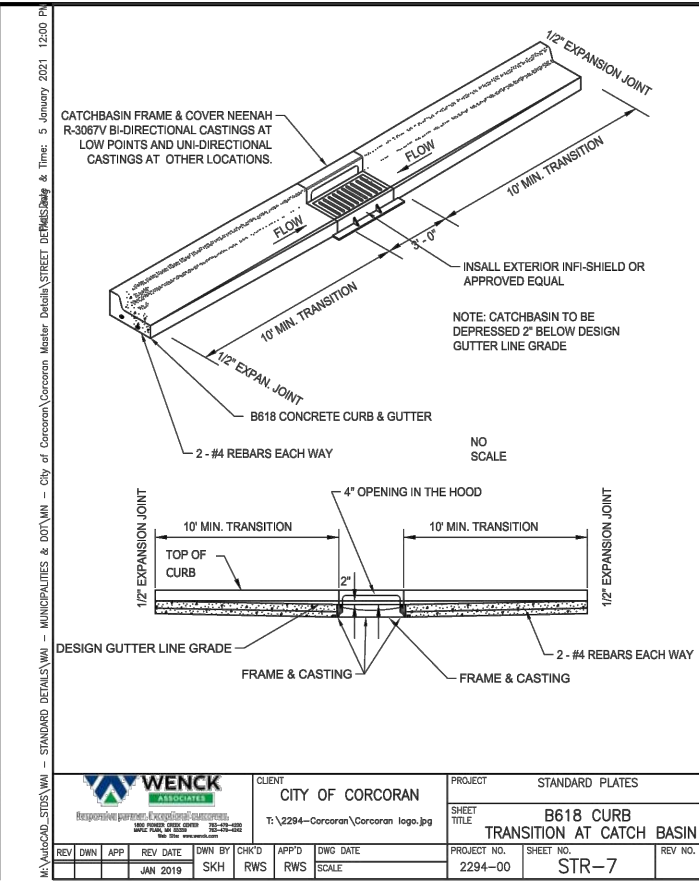
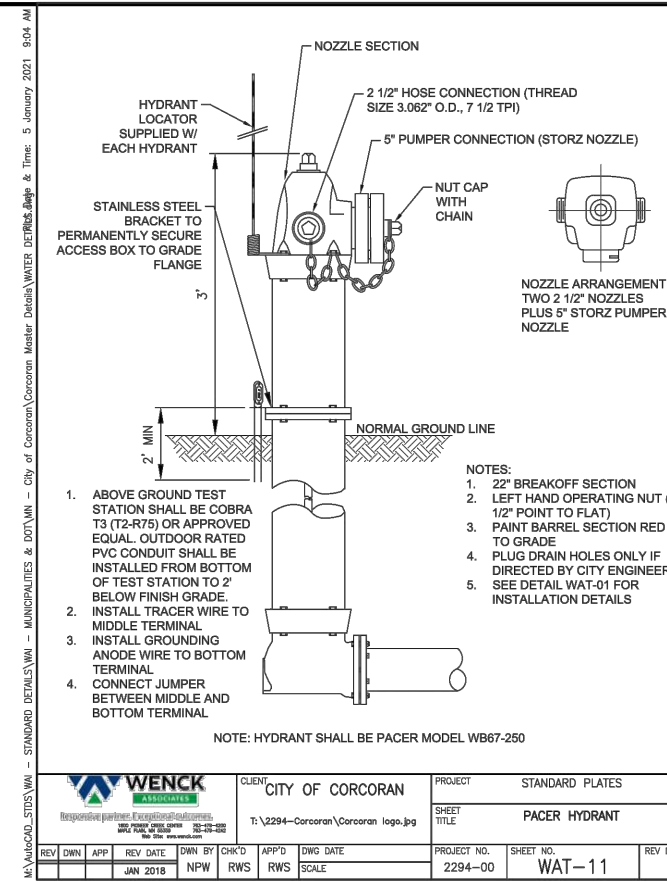
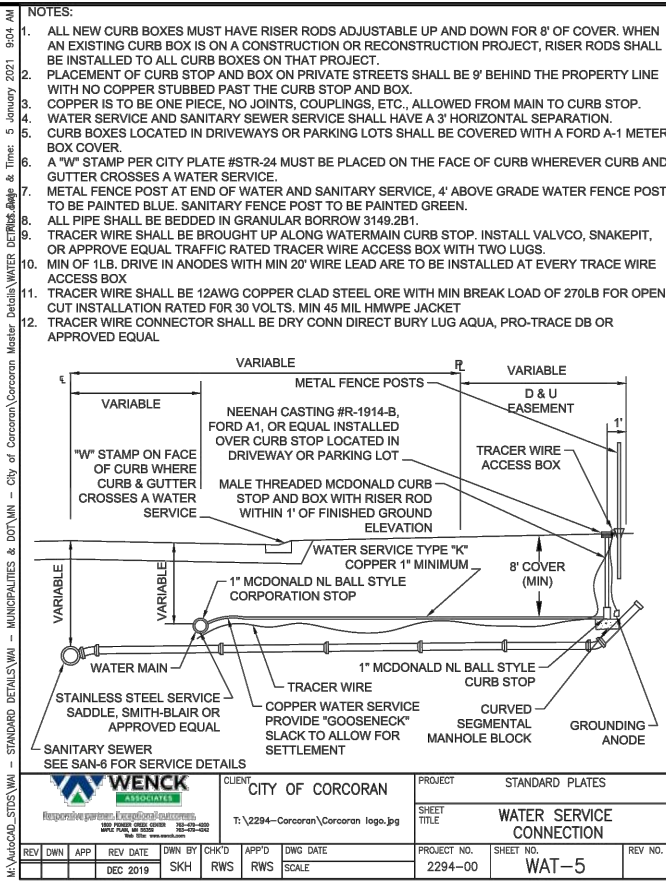
BRYAN REMER, PE  
DATE: 2/9/2024  
LICENSE NO. 47588

RED BARN PET RETREAT SITE DESIGN  
CORCORAN, MINNESOTA

CIVIL DETAILS



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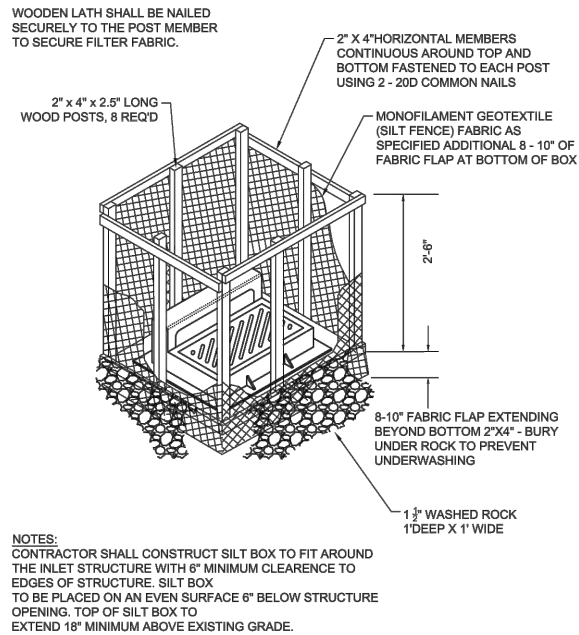


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B <td>UPDATED SITE PLAN</td> <td>5/5/2023</td>	UPDATED SITE PLAN	5/5/2023
A <td>ISSUED FOR REVIEW</td> <td>4/18/2023</td>	ISSUED FOR REVIEW	4/18/2023

Rev.#	Revision Issue Description	Date
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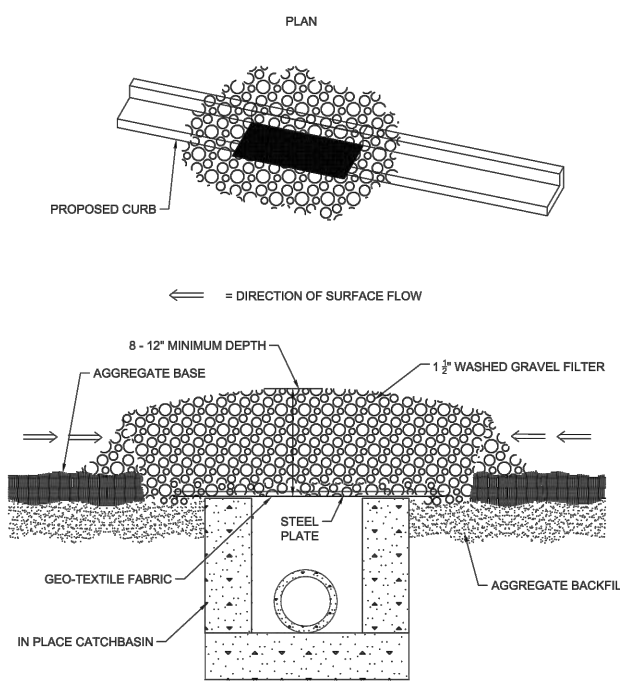
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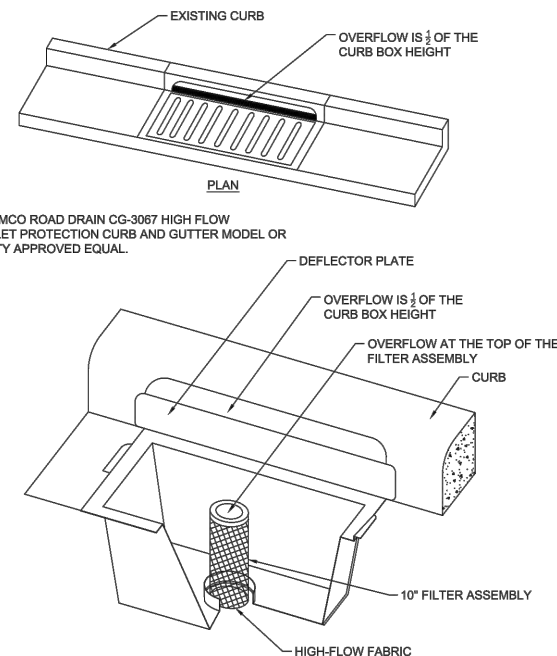


NOTES:  
CONTRACTOR SHALL CONSTRUCT SILT BOX TO FIT AROUND THE INLET STRUCTURE WITH 6" MINIMUM CLEARANCE TO EDGES OF STRUCTURE. SILT BOX TO BE PLACED ON AN EVEN SURFACE 6" BELOW STRUCTURE OPENING. TOP OF SILT BOX TO EXTEND 18" MINIMUM ABOVE EXISTING GRADE.

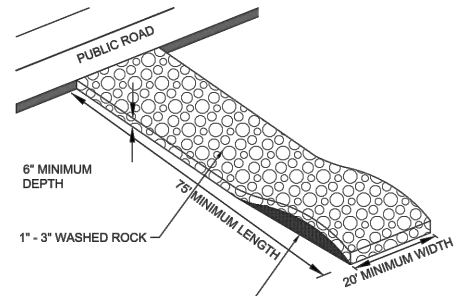
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		SHEET TITLE	INLET PROTECTION SILT BOX FOR CATCH BASIN		
REV	DWN	APP	REV DATE	DWN BY	CHK'D
			FEB 2015	SKH	RWS
		CLIENT	CITY OF CORCORAN	PROJECT	STANDARD PLATES
		SHEET TITLE	INLET PROTECTION CATCH BASIN ROCK FILTER		
REV	DWN	APP	REV DATE	DWN BY	CHK'D
			FEB 2015	SKH	RWS



		CLIENT	CITY OF CORCORAN	PROJECT	STANDARD PLATES
		SHEET TITLE	INLET PROTECTION CATCH BASIN ROCK FILTER		
REV	DWN	APP	REV DATE	DWN BY	CHK'D
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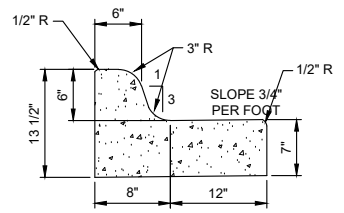


		CLIENT	CITY OF CORCORAN	PROJECT	STANDARD PLATES
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		CLIENT	CITY OF CORCORAN	PROJECT	STANDARD PLATES
		SHEET TITLE	CONSTRUCTION ENTRANCE (ROCK)		
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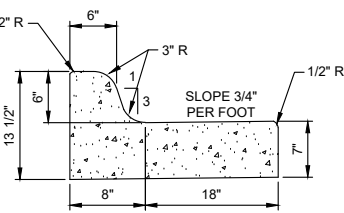


NOTE:  
FILTER FABRIC SHALL BE PLACED UNDER ROCK TO STOP MUD MIGRATION THROUGH ROCK. ENTRANCE MUST BE MAINTAINED TO PREVENT SEDIMENTATION ON PUBLIC ROADWAYS. FUGITIVE ROCKS WILL BE REMOVED FROM ADJACENT ROADWAYS DAILY OR MORE FREQUENTLY AS NECESSARY.

		CLIENT	CITY OF CORCORAN	PROJECT	STANDARD PLATES
		SHEET TITLE	CONSTRUCTION ENTRANCE (ROCK)		
REV	DWN	APP	REV DATE	DWN BY	CHK'D
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		CLIENT	CITY OF CORCORAN	PROJECT	STANDARD PLATES
		SHEET TITLE	CONSTRUCTION ENTRANCE (ROCK)		
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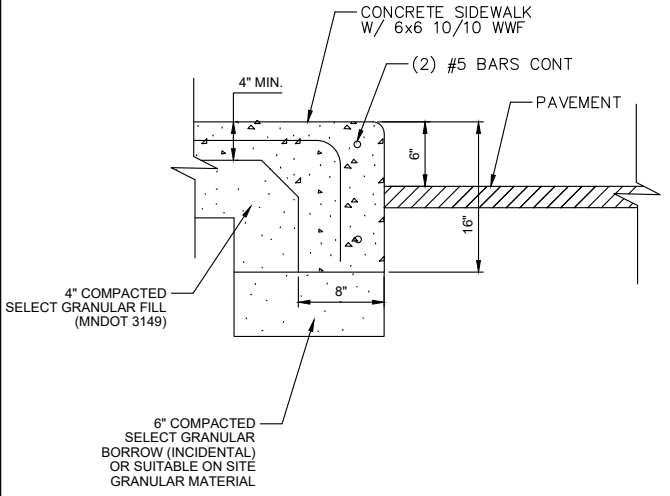
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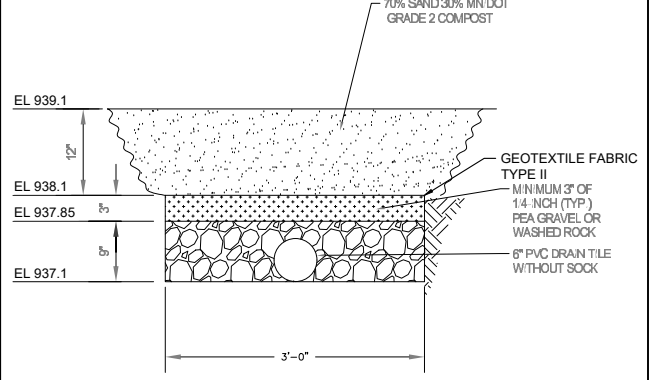
Revised:	Oct. 2011
SEH Plate No.	STR-19

**CURB AND GUTTER**



**MONOLITHIC SIDEWALK EDGE**

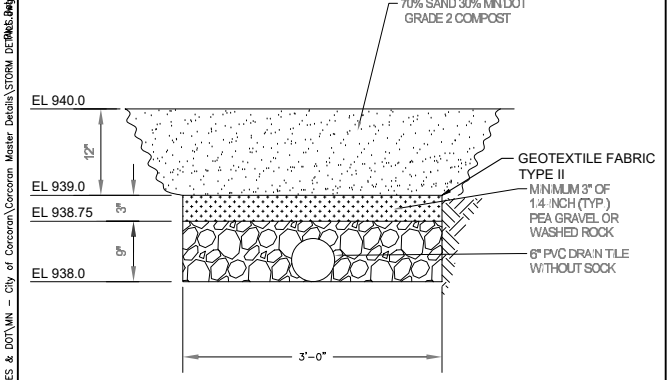
**NORTHWEST FILTRATION BASIN**



**TYPICAL FILTRATION BASIN**

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		SHEET TITLE	TYPICAL FILTRATION BASIN		
REV	DWN	APP	REV DATE	DWN BY	CHK'D
			FEB 2020	NPW	RWS

**EAST FILTRATION BASIN**



**TYPICAL FILTRATION BASIN**

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		CLIENT	CITY OF CORCORAN	PROJECT	STANDARD PLATES
		SHEET TITLE	TYPICAL FILTRATION BASIN		
REV	DWN	APP	REV DATE	DWN BY	CHK'D
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**SEH**

**SEH**

SEH Project	RAMGC - 172432	Rev.#		Revision Issue Description	Date	Rev.#		Revision Issue Description	Date
Drawn By	MJW	D		ADDRESS CITY COMMENTS	1/12/2024	.			
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	E		ADDRESS CITY COMMENTS	2/9/2024

**SEH**

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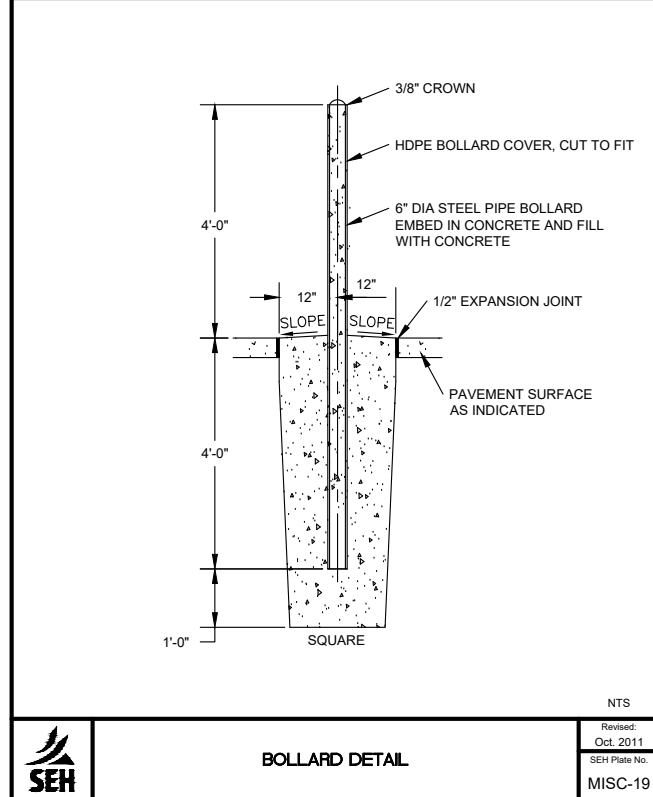
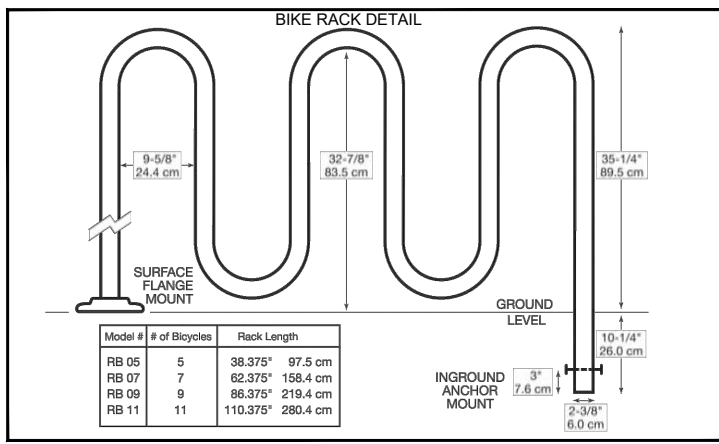
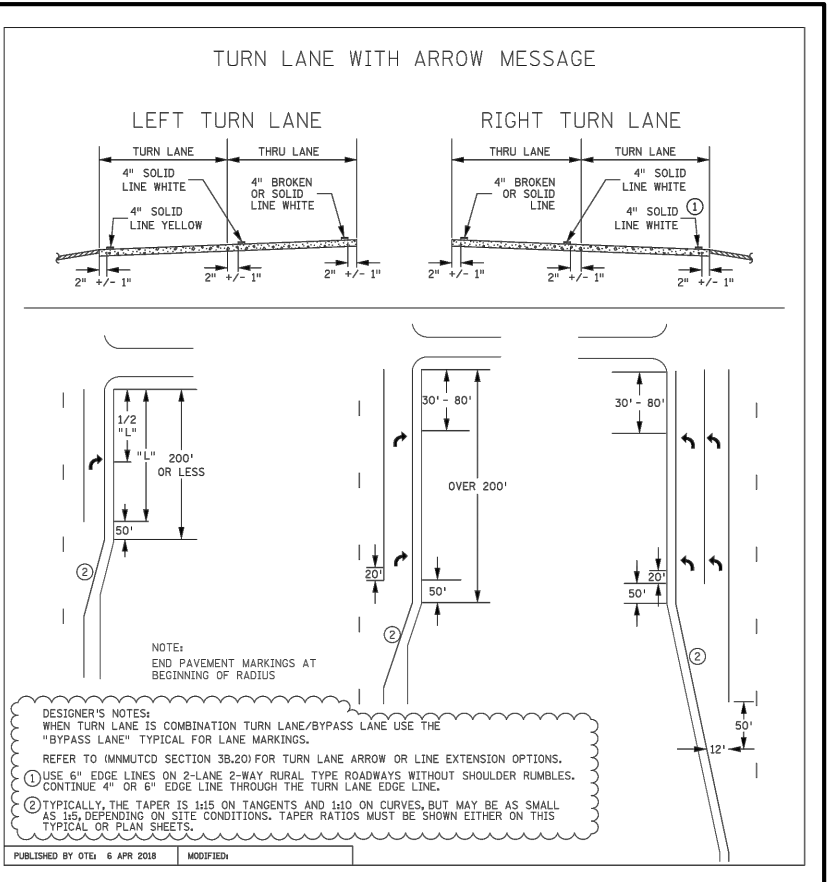
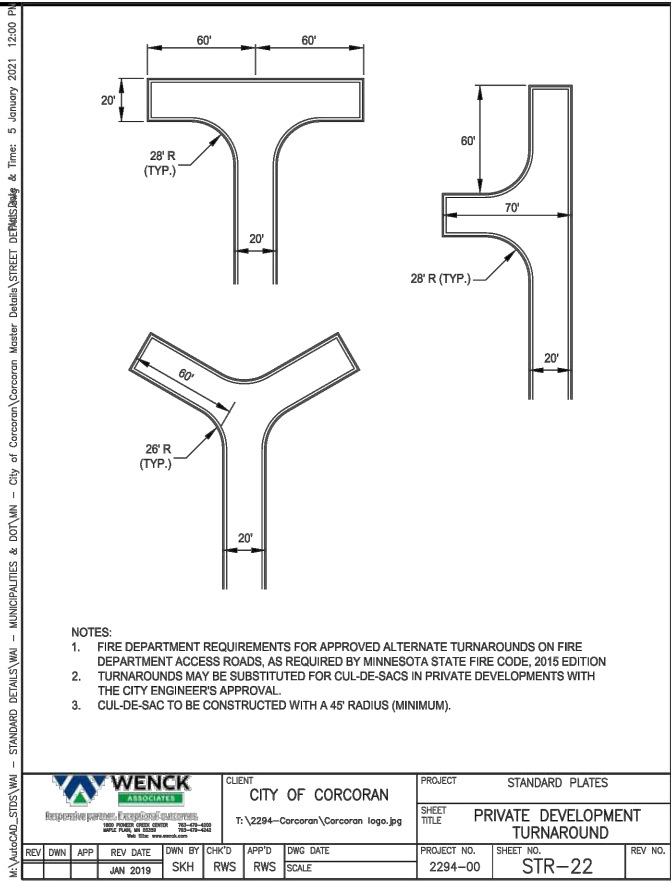
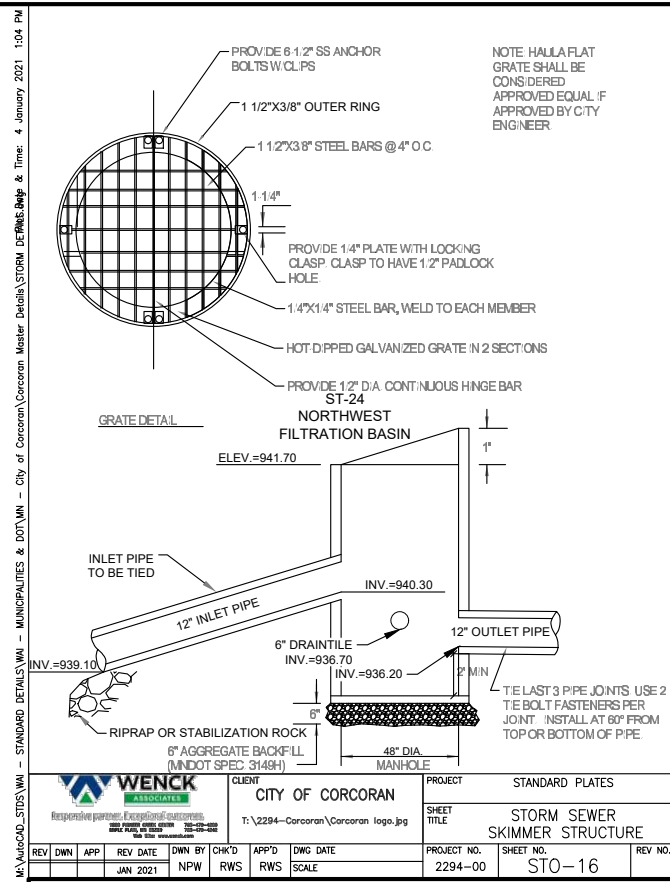
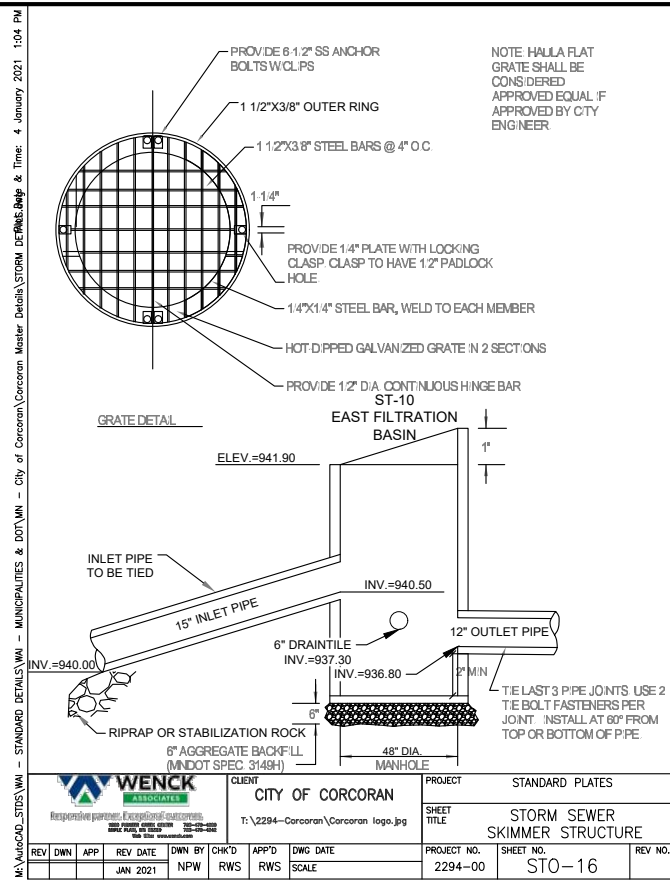
*Bryan Remer*  
BRYAN REMER, PE  
DATE: 2/9/2024 LICENSE NO. 47588

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

**CIVIL DETAILS**



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SEH Project	RAMGC - 172432	Rev.#	Revision Issue Description	Date	Rev.#	Revision Issue Description	Date
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**RED BARN PET RETREAT SITE DESIGN**  
CORCORAN, MINNESOTA

**CIVIL DETAILS**

19 of 25

**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:	SHORT ELLIOTT HENDRICKSON INC. (SEH)
PHONE:	BRYAN REMER
EMAIL:	320.266.6235
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	JOHNL@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 ON-SITE, OR ELECTRONICALLY AVAILABLE ON SITE, DURING NORMAL WORKING HOURS WITH PERSONNEL WHO HAVE OPERATIONAL CONTROL OVER THE APPLICABLE PORTION OF THE SITE, INCLUDING ALL CHANGES TO THE SWPPP, INSPECTIONS, AND MAINTENANCE RECORDS.

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.

PERMITTEES MUST AMEND THE SWPPP WITHIN 7 DAYS TO INCLUDE ADDITIONAL OR MODIFIED BMPs 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.

PERMITTEES MUST AMEND THE SWPPP WITHIN 7 DAYS TO INCLUDE ADDITIONAL OR MODIFIED BMPs AS NECESSARY TO CORRECT PROBLEMS IDENTIFIED OR ADDRESS SITUATIONS WHENEVER INSPECTIONS OR INVESTIGATIONS BY THE SITE OWNER OR OPERATOR, USEPA OR MPCA OFFICIALS INDICATE THE SWPPP IS NOT EFFECTIVE IN ELIMINATING OR SIGNIFICANTLY MINIMIZING THE DISCHARGE OF POLLUTANTS TO SURFACE WATERS OR GROUNDWATER OR THE DISCHARGES ARE CAUSING WATER QUALITY STANDARD EXCEEDANCES (E.G., NUISANCE CONDITIONS AS DEFINED IN MINN. R. 7050.0210, SUBP.2) OR THE SWPPP IS NOT CONSISTENT WITH THE OBJECTIVES OF A USEPA AAPROVED TMDL.



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 ELLIOTT 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:	4.77 AC
PRE-CONSTRUCTION IMPERVIOUS AREA:	0.00 AC
POST-CONSTRUCTION IMPERVIOUS AREA:	1.58 AC
IMPERVIOUS AREA ADDED:	1.58 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:

23.9 - PERMITTEES MUST IMMEDIATELY INITIATE STABILIZATION OF EXPOSED SOIL AREAS, AS DESCRIBED IN ITEM 8.5 & 8.8, AND COMPLETE THE STABILIZATION WITHIN SEVEN (7) CALENDAR DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE TEMPORARILY OR PERMANENTLY CEASES.

23.10 - PERMITTEES MUST PROVIDE A TEMPORARY SEDIMENT BASIN AS DESCRIBED IN SECTION 14 FOR COMMON DRAINAGE LOCATIONS THAT SERVE AN AREA WITH FIVE (5) OR MORE ACRES DISTURBED AT ONE TIME.

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: COVERAGE UNDER THIS PERMIT CANNOT BE ISSUED UNTIL THE REQUIREMENTS FOR WETLAND PERMITS, DECISIONS, OTHER DETERMINATIONS, OR THE MITIGATIVE SEQUENCE REQUIRED IN SECTION 22 OF THE NPDES PERMIT MNR100001 HAVE BEEN FINALIZED AND DOCUMENTED.

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:**

- PLAN AND PROFILE PLAN SHEETS
- EROSION AND SEDIMENT CONTROL PLAN SHEETS
- TURF ESTABLISHMENT PLAN SHEETS
- STORM SEWER PLAN & PROFILE 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 BMPs 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):	0.147 AF	
PERMANENT MANAGEMENT SYSTEM:	WQV INFILTRATED	WQV TREATED (NOT INFILTRATED)
	0.176 AF	0.000 AF
FILTRATION BASINS	0.176 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 INFILTRATION 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.

Save: 2/9/2024 6:27 PM mwatercott Plot: 2/9/2024 6:49 PM X:\PT\RAMGC\172432\5-final-dsgn\51-drawings\10-Civil\cad\dwg\sheet\RA172432\SWPPP.dwg

SEH Project	RAMGC - 172432	Rev.#	Revision Issue Description	Date	Rev.#	Revision Issue Description	Date
Drawn By	MJW	D	ADDRESS CITY COMMENTS	1/12/2024	-		
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	E	ADDRESS CITY COMMENTS	2/9/2024

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: 2/9/2024 LICENSE NO. 47588

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

**SWPPP**



**INFILTRATION DESIGN PARAMETERS (CONTINUED):**

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.

**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 AND TO MINIMIZE THE DISCHARGE OF POLLUTANTS IN STORMWATER FROM CONSTRUCTION ACTIVITIES.

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.

CONTRACTOR MUST PHASE AND INCORPORATE STORMWATER MANAGEMENT PRINCIPLES AS THE CONSTRUCTION PROGRESSES. UNLESS INFEASIBLE, TEMPORARY OR PERMANENT WET SEDIMENTATION BASINS (WHEN REQUIRED, SEE SECTION 14 AND 15) SHOULD BE CONSTRUCTED AS A FIRST STEP IN THE PROCESS AND STORMWATER ROUTED TO THESE.

CONTRACTOR MUST NOT EXCAVATE INFILTRATION SYSTEMS TO FINAL GRADE, OR WITHIN THREE (3) FEET OF FINAL GRADE, UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN CONSTRUCTED AND FULLY STABILIZED UNLESS THEY PROVIDE RIGOROUS EROSION PREVENTION AND SEDIMENT CONTROLS (E.G., DIVERSION BERMS) TO KEEP SEDIMENT AND RUNOFF COMPLETELY AWAY FROM THE INFILTRATION AREA. CONTRACTOR MUST NOT INSTALL FOLTER MEDIA UNTIL THEY CONSTRUCT AND FULLY STABILIZE THE CONTRIBUTING DRAINAGE AREA UNLESS THEY PROVIDE REGOROUS EROSION PREVENTION AND SEDIMENT CONTROLS(E.G., DIVERSION BERMS) TO KEEP SEDIMENT AND RUNOFF COMPLETELY AWAY FROM THE FILTRATION AREA.

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 7 DAYS WITHOUT PROVIDING TEMPORARY OR PERMANENT STABILIZATION. STABILIZATION MUST BE COMPLETED WITHIN 7 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.

PERMITTEES MUST STABILIZE THE NORMAL WETTED PERIMETER OF THE LAST 200 LINEAR FEET OF TEMPORARY OR PERMANENT DRAINAGE DITCHES OR SWALES THAT DRAIN WATER FROM THE SITE WITHIN 24 HOURS AFTER CONNECTING TO A SURFACE WATER OR PROPERTY EDGE. PERMITTEES MUST COMPLETE STABILIZATION OF REMAINING PORTIONS OF TEMPORARY OR PERMANENT DITCHES OR SWALES WITHIN 14 CALENDAR DAYS (7 DAYS FOR SITES DISCHARGING TO SPECIAL OR IMPAIRED WATERS, SEE SECTION 24) AFTER CONNECTING TO A SURFACE WATER OR PROPERTY EDGE AND CONSTRUCTION IN THAT PORTION OF THE DITCH TEMPORARILY OR PERMANENTLY CEASES.

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 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 MUST PROVIDE SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROL AT THE BASE OF THE STOCKPILES ON THE DOWNGRADIENT PERIMETER PRIOR TO THE INITIATION OF STOCKPILING. SEDIMENT CONTROLS MUST BE MANAGED IN ACCORDANCE WITH SECTION 9.6 OF THE NPDES PERMIT MNR100001. CONTRACTOR SHALL INITIATE TEMPORARY OR PERMANENT STABILIZATION OF SEDIMENT CONTROL BMPS MADE OF SOIL WITHIN 24 HOURS.

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, IN ADDITION TO VEHICLE TRACKING BMPS, 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 ENCRACHED ON?	REASON FOR BUFFER ENCRACHMENT
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.

PERMITTEE MAY ADJUST THE INSPECTION SCHEDULE DESCRIBED AS FOLLOWS:

- A. INSPECTIONS OF AREAS WITH PERMANENT COVER CAN BE REDUCED TO ONCE PER MONTH, EVEN IF CONSTRUCTION ACTIVITY CONTINUES ON OTHER PORTIONS OF THE SITE; OR
- B. WHERE SITES HAVE PERMANENT COVER ON ALL EXPOSED SOIL AND NO CONSTRUCTION ACTIVITY IS OCCURRING ANYWHERE ON THE SITE, INSPECTIONS CAN BE REDUCED TO ONCE PER MONTH AND, AFTER 12 MONTHS, MAY BE SUSPENDED COMPLETELY UNTIL CONSTRUCTION ACTIVITY RESUMES. THE MPCA MAY REQUIRE INSPECTIONS TO RESUME IF CONDITIONS WARRANT; OR
- C. WHERE CONSTRUCTION ACTIVITY HAS BEEN SUSPENDED DUE TO FROZEN GROUND CONDITIONS, INSPECTIONS MAY BE SUSPENDED. INSPECTIONS MUST RESUME WITHIN 24 HOURS OF RUNOFF OCCURRING, OR UPON RESUMING CONSTRUCTION, WHICHEVER COMES FIRST.
- D. FOR PROJECTS WHERE A POLLINATOR HABITAT OR NATIVE PRAIRIE TYPE VEGETATED COVER IS BEING ESTABLISHED, INSPECTIONS MAY BE REDUCED TO ONCE PER MONTH IF THE SITE HAS TEMPORARY VEGETATION WITH A DENSITY OF 70% TEMPORARY UNIFORM COVER. IF AFTER 24 MONTHS NO SIGNIFICANT EROSION PROBLEMS ARE OBSERVED, INSPECTIONS MAY BE SUSPENDED COMPLETELY UNTIL THE TERMINATION REQUIREMENTS IN SECTION 13 OF THE NPDES PERMIT MNR100001 HAVE BEEN MET.

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;
- IF PERMITTEES OBSERVE A DISCHARGE DURING THE INSPECTION, THEY MUST RECORD AND SHOULD PHOTOGRAPH AND DESCRIBE THE LOCATION OF THE DISCHARGE (I.E., COLOR, ODOR, SETTLES OR SUSPENDED SOLIDS, OIL SHEEN, AND OTHER OBVIOUS INDICATORS OF POLLUTANTS); AND
- ANY AMENDMENTS TO THE SWPPP PROPOSED AS A RESULT OF THE INSPECTION MUST BE DOCUMENTED AS REQUIRED IN SECTION 8 OF THE NPDES PERMIT MNR100001 WITHIN SEVEN (7) CALENDAR DAYS; AND
- ALL PHOTOGRAPHS OF DEWATERING ACTIVITIES AND DOCUMENTATION OF NUISANCE CONDITIONS RESULTING FROM DEWATERING ACTIVITIES AS DESCRIBED IN SECTION 10 OF THE NPDES PERMIT MNR100001.

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.

DURING EACH INSPECTION, CONTRACTOR MUST INSPECT AREAS ADJACENT TO THE PROJECT, SURFACE WATERS, INCLUDING DRAINAGE DITCHES AND CONVEYANCE SYSTEMS BUT NOT CURB AND GUTTER SYSTEMS, FOR EVIDENCE OF EROSION AND SEDIMENT DEPOSITION. CONTRACTOR MUST REMOVE ALL DELTAS AND SEDIMENT DEPOSITED IN AREAS ADJACENT TO THE PROJECT, SURFACE WATERS, INCLUDING DRAINAGE WAYS, CATCH BASINS, AND OTHER DRAINAGE SYSTEMS AND RESTABILIZE THE AREAS WHERE SEDIMENT REMOVAL RESULTS IN EXPOSED SOIL. CONTRACTOR MUST COMPLETE REMOVAL AND STABILIZATION WITHIN SEVEN (7) CALENDAR DAYS OF DISCOVERY UNLESS PRECLUDED BY LEGAL, REGULATORY, OR PHYSICAL ACCESS CONSTRAINTS. CONTRACTOR MUST USE ALL REASONABLE EFFORTS TO OBTAIN ACCESS. IF PRECLUDED, REMOVAL AND STABILIZATION MUST TAKE PLACE WITHIN SEVEN (7) DAYS OF OBTAINING ACCESS. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL LOCAL, REGIONAL, STATE AND FEDERAL AUTHORITIES AND RECEIVING 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.

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SEH Project	RAMGC - 172432	Rev.#	Revision Issue Description	Date	Rev.#	Revision Issue Description	Date
Drawn By	MJW	D	ADDRESS CITY COMMENTS	1/12/2024	-		
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	E	ADDRESS CITY COMMENTS	2/9/2024



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: 2/9/2024 LICENSE NO. 47588

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

**SWPPP**

**DEWATERING AND BASIN DRAINING ACTIVITIES:**

THE CONTRACTOR IS RESPONSIBLE FOR ADHERING TO ALL DEWATERING AND SURFACE DRAINAGE REGULATIONS.

CONTRACTOR MUST NOT CAUSE NUISANCE CONDITIONS (SEE MINN. R. 7050.0210, SUBP. 2) IN SURFACE WATERS FROM DEWATERING AND BASIN DRAINING (E.G., PUMPED DISCHARGES, TRENCH/DITCH CUTS FOR DRAINAGE) DISCHARGES. CONTRACTOR MUST DISCHARGE TURBID OR SEDIMENT-LADEN WATERS RELATED TO DEWATERING OR BASIN DRAINING TO A SEDIMENT CONTROL (E.G., GRASSY OR WOODED), UPLAND AREAS OF THE SITE TO INFILTRATE DEWATERING WATER BEFORE DISCHARGE. CONTRACTOR ARE PROHIBITED FROM USING RECEIVING WATERS AS PART OF THE TREATMENT AREA. CONTRACTOR MUST VISUALLY CHECK AND PHOTOGRAPH THE DISCHARGE AT THE BEGINNING AND AT LEAST ONCE EVERY 24 HOURS OF OPERATION TO ENSURE ADEQUATE TREATMENT HAS BEEN OBTAINED AND NUISANCE CONDITIONS WILL NOT RESULT FROM THE DISCHARGE.

IF NUISANCE CONDITIONS RESULT FROM THE DISCHARGE, CONTRACTOR MUST CEASE DEWATERING IMMEDIATELY AND CORRECTIVE ACTIONS MUST OCCUR BEFORE DEWATERING IS RESUMED. NUISANCE CONDITIONS INCLUDES, BUT IS NOT LIMITED TO, A SEDIMENT PLUME IN THE DISCHARGE OR THE DISCHARGE APPEARS CLOUDY, OR OPAQUE, OR HAS A VISIBLE OIL FILM, OR HAS AQUATIC HABITAT DEGRADATION THAT CAN BE IDENTIFIED BY AN OBSERVER.

CONTRACTOR MUST INSPECT AND PHOTOGRAPH DEWATERING DISCHARGES AT THE BEGINNING AND AT LEAST ONCE EVERY 24 HOURS DURING OPERATION. DEWATERING DISCHARGES THAT ONLY LAST FOR MINUTES, AS OPPOSED TO HOURS AND DO NOT REACH A SURFACE WATER, DO NOT REQUIRE PHOTOGRAPHS OR DOCUMENTATION.

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

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 CONSTRUCTION MATERIALS 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.

**PERMIT TERMINATION CONDITIONS:**

THE CONTRACTOR IS RESPONSIBLE FOR ENSURING FINAL STABILIZATION OF THE ENTIRE SITE. PERMIT TERMINATION CONDITIONS INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

ALL SOIL DISTURBING ACTIVITIES HAVE BEEN COMPLETED.

ALL EXPOSED SOILS HAVE BEEN UNIFORMLY STABILIZED WITH AT LEAST 70% VEGETATION COVERAGE.

PERMANENT STORM WATER MANAGEMENT SYSTEM(S) ARE CONSTRUCTED AND ARE OPERATING AS DESIGNED.

ALL DRAINAGE DITCHES, PONDS, AND ALL STORM WATER CONVEYANCE SYSTEMS HAVE BEEN CLEARED OF SEDIMENT AND STABILIZED WITH PERMANENT COVER TO PRECLUDE EROSION.

ALL TEMPORARY SYNTHETIC BMPS HAVE BEEN REMOVED AND PROPERLY DISPOSED OF.

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SEH Project	RAMGC - 172432	Rev.#	Revision Issue Description	Date	Rev.#	Revision Issue Description	Date
Drawn By	MJW	.			.		
Designed By	MJW	B	ADDRESS CITY COMMENTS	2/9/2024	.		
Checked By	BJR	A	ADDRESS CITY COMMENTS	1/12/2024	.		

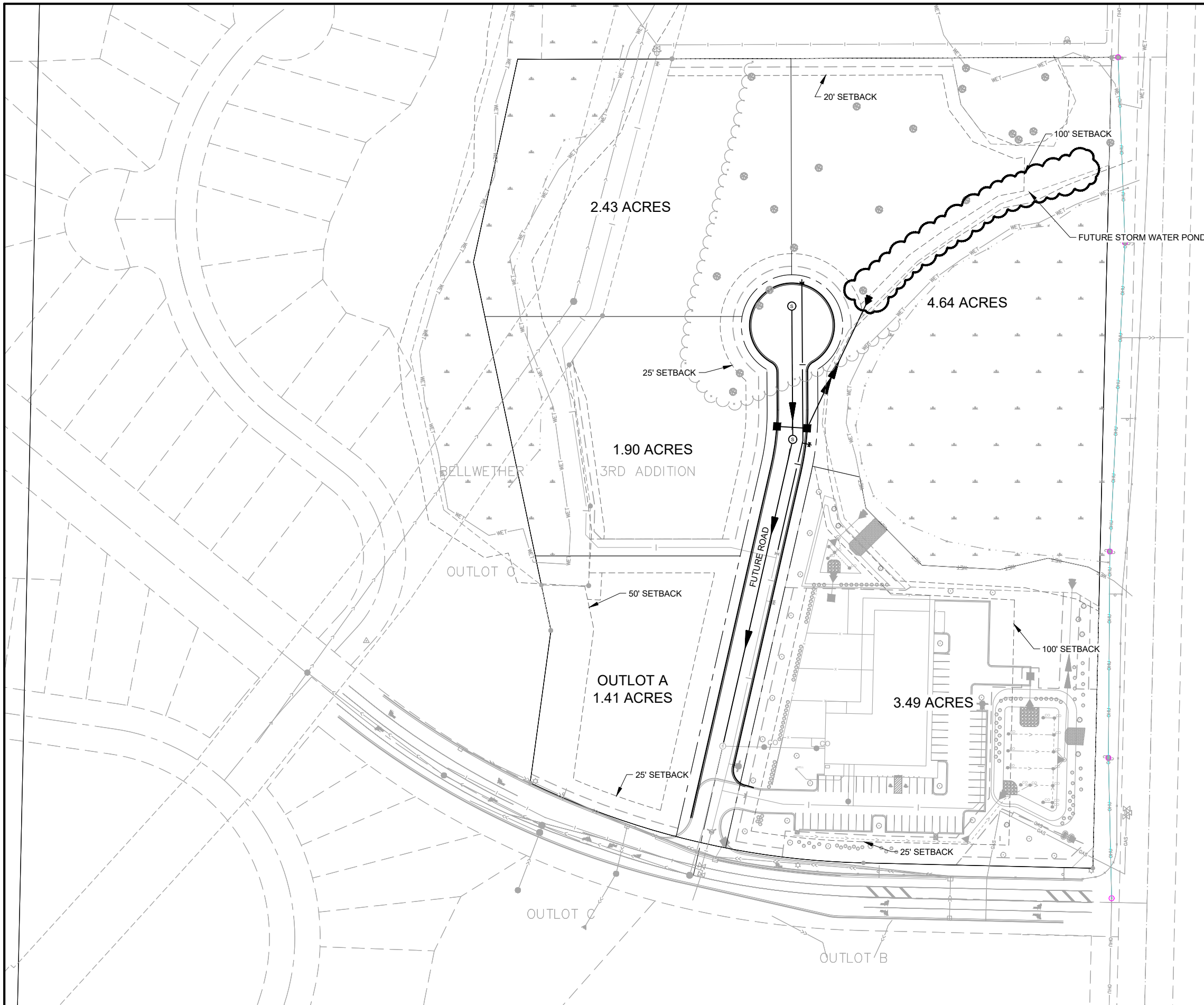
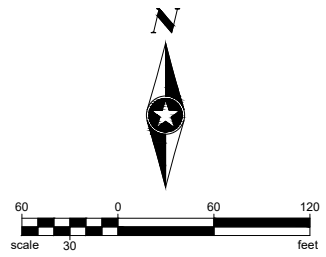


I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

*Bryan Remer*  
 BRYAN REMER, PE  
 DATE 2/9/2024 LICENSE NO. 47588

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

SWPPP



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SEH Project	RAMGC - 172432	Rev.#	Revision Issue Description	Date	Rev.#	Revision Issue Description	Date
Drawn By	MJW	D	ADDRESS CITY COMMENTS	1/12/2024	.		
Designed By	MJW	C	UPDATED FUTURE ROAD ROW & EASEMENTS	8/18/2023	.		
Checked By	BJR	B	ADDRESS CITY COMMENTS	8/14/2023	.		
		A	ISSUED FOR REVIEW	5/5/2023	E	ADDRESS CITY COMMENTS	2/9/2024

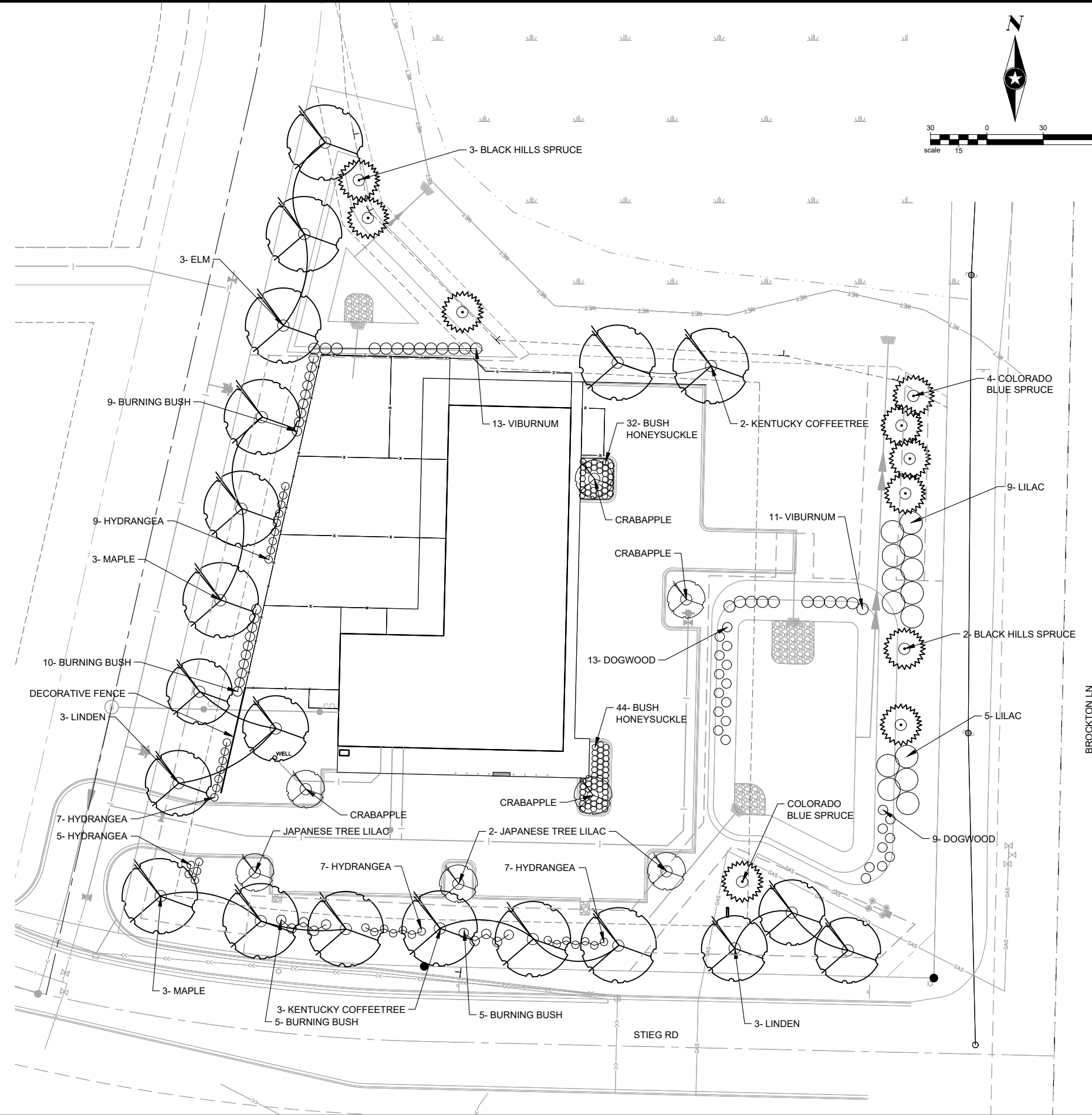


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*Bryan Remer*  
 BRYAN REMER, PE  
 DATE: 2/9/2024 LICENSE NO. 47588

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

FUTURE DEVELOPMENT



**PLANTING SCHEDULE**

Quantity	Common Name	Scientific Name	Size	Notes
<b>20</b>	<b>Overstory Trees</b>			
3	Elm	<i>Ulmus americana</i> 'Princeton'	2" B&B	
5	Kentucky Coffeetree	<i>Gymnocladus dioica</i>	2" B&B	
6	Linden, Little Leaf	<i>Tilia cordata</i> 'Greenspire'	2" B&B	
6	Maple, Fall Fiesta	<i>Acer saccharum</i> 'Baillista'	2" B&B	
<b>10</b>	<b>Conifer Trees</b>			
5	Black Hills Spruce	<i>Picea glauca densata</i>	6' B&B	
5	Colorado Blue Spruce	<i>Picea pungens</i>	6' B&B	
<b>7</b>	<b>Understory Trees</b>			
4	Crabapple, Spring Snow	<i>Malus</i> 'Spring Snow'	1.5" 3&3	
3	Japanese Tree Lilac	<i>Syringa reticulata</i> 'Ivory Silk'	1.5" 3&3	
<b>200</b>	<b>Shrubs</b>			
29	Burning Bush	<i>Euonymus alatus</i> 'Select'	#5 Cont	
76	Bush Honeysuckle	<i>Dierilla lonicera</i>	#5 Cont	
22	Dogwood	<i>Cornus stolonifera</i> 'Farrow'	#5 Cont	
35	Hydrangea	<i>Hydrangea paniculata</i> 'VAGBO'	#5 Cont	
14	Lilac	<i>Syringa vulgaris</i>	#5 Cont	
24	Viburnum	<i>Viburnum trilobum</i> 'Bailey Compact'	#5 Cont	

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SEH Project	RAMGC - 172432	Rev.#	Revision Issue Description	Date	Rev.#	Revision Issue Description	Date
Drawn By	VT	.	.	.	.	.	.
Designed By	VT	.	.	.	.	.	.
Checked By	KW	.	.	.	.	.	.

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

*Karl Weissenborn*  
 KARL WEISSENBORN  
 DATE 2/9/2024 LICENSE NO. 23817



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M:\AutoCAD\_STDS\WAI - STANDARD DETAILS\WAI - MUNICIPALITIES & DOT\WAI - City of Corcoran\Corcoran Master Details\LANDSCAPE\ID\Tree\Sketch\Tree: 5 January 2021 9:49 AM

**NOTES:**

- PLANTS TO BE INSTALLED AS PER THE AMERICAN ASSOCIATION OF NURSEYMAN (AAN) STANDARD PLANTING PRACTICES.
- PROVIDE & INSTALL PLANT MATERIALS THAT ARE THE SIZE, TYPE, AND SPECIES INDICATED IN PLANS.
- BEFORE PLANTING, REMOVE DEAD OR DAMAGED BRANCHES.
- DIG HOLE 12" LARGER THAN ROOT BALL ON ALL SIDES.
- SCARIFY BOTTOM OF HOLE.
- LOOSEN BURLAP COVERING ON ROOT BALL. REMOVE TOP OF BURLAP ON BALLED & BURLAPPED MATERIALS.
- IF BARE ROOTED, SET BARE ROOT CROWN ON MOUND & SPREAD ROOTS OVER & DOWN SIDES OF MOUND.
- PLANT TREE SO TOP OF ROOT BALL IS FLUSH WITH TOP OF SOIL.
- FILL HOLE  $\frac{2}{3}$  FULL OF SOIL & TAMP.
- FILL REMAINING SPACE WITH WATER AND WAIT FOR IT TO SETTLE.
- FINISH FILLING HOLE WITH SOIL AND MAKE A SOIL DIKE AROUND ROOT BALL.
- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO DIGGING AND PLANT INSTALLATION.

		CLIENT CITY OF CORCORAN	PROJECT STANDARD PLATES							
RESPONSIVE PARTNER:		T: \\2294-Corcoran\Corcoran logo.jpg	SHEET TITLE DECIDUOUS TREE PLANTING							
REV	DWN	APP	REV DATE	DWN BY	CHK'D	APP'D	DWG DATE	PROJECT NO.	SHEET NO.	REV NO.
				NPW	RWS	RWS	JAN 2018	2294-00	LAN-1	

**NOTES:**

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- PROVIDE & INSTALL PLANT MATERIALS THAT ARE THE SIZE, TYPE, AND SPECIES INDICATED IN PLANS.
- BEFORE PLANTING, REMOVE DEAD OR DAMAGED BRANCHES.
- DIG HOLE TWO TIMES ROOT BALL WIDTH AND 6" DEEPER THAN BALL HEIGHT.
- SCARIFY BOTTOM OF HOLE.
- LOOSEN BURLAP COVERING ON ROOT BALL. REMOVE TOP OF BURLAP ON BALLED & BURLAPPED MATERIALS.
- IF BARE ROOTED, SET BARE ROOT CROWN ON MOUND & SPREAD ROOTS OVER & DOWN SIDES OF MOUND.
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		CLIENT CITY OF CORCORAN	PROJECT STANDARD PLATES							
RESPONSIVE PARTNER:		T: \\2294-Corcoran\Corcoran logo.jpg	SHEET TITLE CONIFEROUS TREE PLANTING							
REV	DWN	APP	REV DATE	DWN BY	CHK'D	APP'D	DWG DATE	PROJECT NO.	SHEET NO.	REV NO.
				NPW	RWS	RWS	JAN 2018	2294-00	LAN-2	

**NOTES:**

- PLANTS TO BE INSTALLED AS PER THE AMERICAN ASSOCIATION OF NURSEYMAN (AAN) STANDARD PLANTING PRACTICES.
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- CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO DIGGING AND PLANT INSTALLATION.

		CLIENT CITY OF CORCORAN	PROJECT STANDARD PLATES							
RESPONSIVE PARTNER:		T: \\2294-Corcoran\Corcoran logo.jpg	SHEET TITLE DECIDUOUS SHRUB PLANTING							
REV	DWN	APP	REV DATE	DWN BY	CHK'D	APP'D	DWG DATE	PROJECT NO.	SHEET NO.	REV NO.
				NPW	RWS	RWS	JAN 2018	2294-00	LAN-3	

SEH Project	RAMGC - 172432	Rev.#	Revision Issue Description	Date	Rev.#	Revision Issue Description	Date
Drawn By	VT	.	.	.	.	.	.
Designed By	VT	.	.	.	.	.	.
Checked By	KW	.	.	.	.	.	.

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

KARL WEISSENBOERN  
DATE 2/9/2024 LICENSE NO. 23817

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

**LANDSCAPE DETAILS**

## **NARRATIVE – RED BARN PET RETREAT**

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 building type will be polished high-end country themed post frame. This is in line with Corcoran's Northeast district future development design principles. It will face south and be centrally located east to west to maintain a long distance from the surrounding residential community.

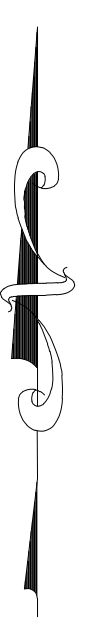
The anticipated hours of operation will be M-F 6:30am-7pm Saturday 8am-6pm and Sunday 9-6pm and the training classes may go as late 9:30pm. I plan to have between 30-55 employees.

The construction timeline from start to finish will be approximately 20 weeks. Project completion is anticipated in 2024.

I am requesting a variance to develop prior to municipal services being available. All plumbing and fire suppression equipment will be installed during construction of the building. I plan to put in a well for temporary domestic water use only. At the time of municipal service being available, I will connect and use for primary domestic water as well as connect and use for the fire suppression system.

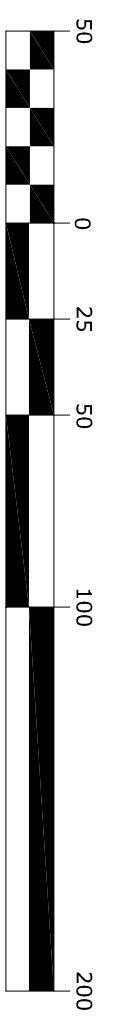
Daniel Benjamin  
Red Barn Pet Retreat

# RED BARN PET RETREAT



NORTH

GRAPHIC SCALE



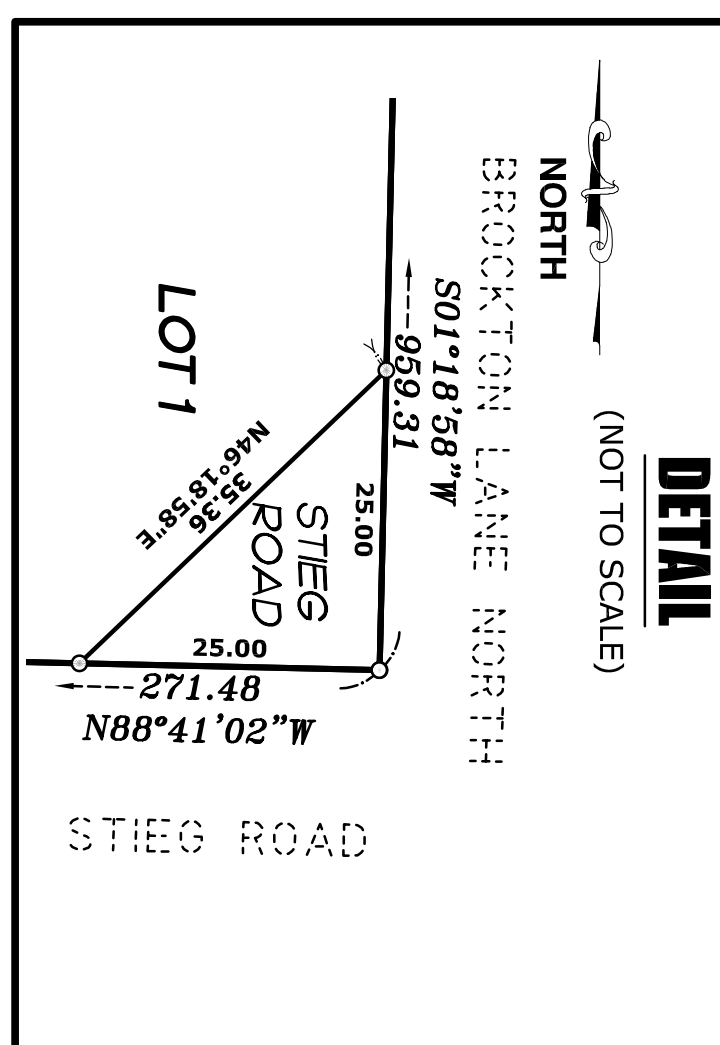
1 INCH = 50 FEET

## LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
  - DENOTES 1/2 INCH BY 1/4 INCH IRON PIPE SET, MARKED RLS NO. 52705
  - ◉ DENOTES HENNEPIN COUNTY CAST IRON MONUMENT
  - ◉ DENOTES WETLAND PER PLAT OF BELLEWETHER 2ND ADDITION
- FOR THE PURPOSES OF THIS PLAT, THE EAST LINE OF OUTLOT A, BELLEWETHER 2ND ADDITION, HENNEPIN COUNTY, MINNESOTA IS ASSUMED TO BEAK SOUTH 1 DEGREE 18 MINUTES 58 SECONDS WEST.

## DETAIL

(NOT TO SCALE)



C.R. DOC. NO. \_\_\_\_\_

**PRELIMINARY COPY**

LAST SAVED BY: BNIEMELA on Tuesday, February 20, 2024 at 1:37:29 PM  
 LOCATION: C:\CIVIL 3D PROJECTS\230145PP RED BARN PET RETREAT  
 FILENAME: 230145FP.DWG  
 FILESIZE: 13.74MB

KNOW ALL PERSONS BY THESE PRESENTS: That B&D Commercial 101 LLC, a Minnesota limited liability company, owner of the following described property:  
 Outlot A, BELLEWETHER 2ND ADDITION, Hennepin County, Minnesota.

Has caused the same to be surveyed and platted as RED BARN PET RETREAT and does hereby dedicate to the public for public use forever the public way and the drainage and utility easements as shown on this plat.

In witness whereof said B&D Commercial 101 LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_, Minnesota.  
 B&D COMMERCIAL 101 LLC

By: Daniel Benjamin, as \_\_\_\_\_  
 STATE OF MINNESOTA  
 COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by Daniel Benjamin, as \_\_\_\_\_ of B&D Commercial 101 LLC, a Minnesota limited liability company on behalf of the company.

Notary Public, \_\_\_\_\_ (Signature)  
 County, Minnesota  
 My Commission Expires \_\_\_\_\_

I, Samuel N. Niemeia, do hereby certify that I have surveyed and platted or directly supervised the survey and plating of the property described on this plat as RED BARN PET RETREAT; that I am a duly Licensed Land Surveyor in the State of Minnesota; that I have personally examined the field notes and all mathematical data and labels are correctly designated on the plat; that all monuments depicted on the plat have been or will be correctly set within one year; that all water boundaries and wet lands as defined in MS Section 505.01, Subd. 3 existing as of the date of this certification are shown and labeled on the plat; and that all public ways are shown and labeled on the plat.

Samuel N. Niemeia, Land Surveyor  
 Minnesota Registration No. 52705  
 STATE OF MINNESOTA  
 COUNTY OF \_\_\_\_\_

The foregoing Surveyor's Certificate was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by Samuel N. Niemeia, Land Surveyor.

Notary Public, \_\_\_\_\_ (Signature)  
 County, Minnesota  
 My Commission Expires \_\_\_\_\_

CITY COUNCIL, CITY OF CORCORAN, MINNESOTA  
 This plat of RED BARN PET RETREAT was approved and accepted by the City Council of the City of Corcoran, Minnesota at a regular meeting held this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Corcoran, Minnesota  
 Mayor \_\_\_\_\_ Clerk \_\_\_\_\_

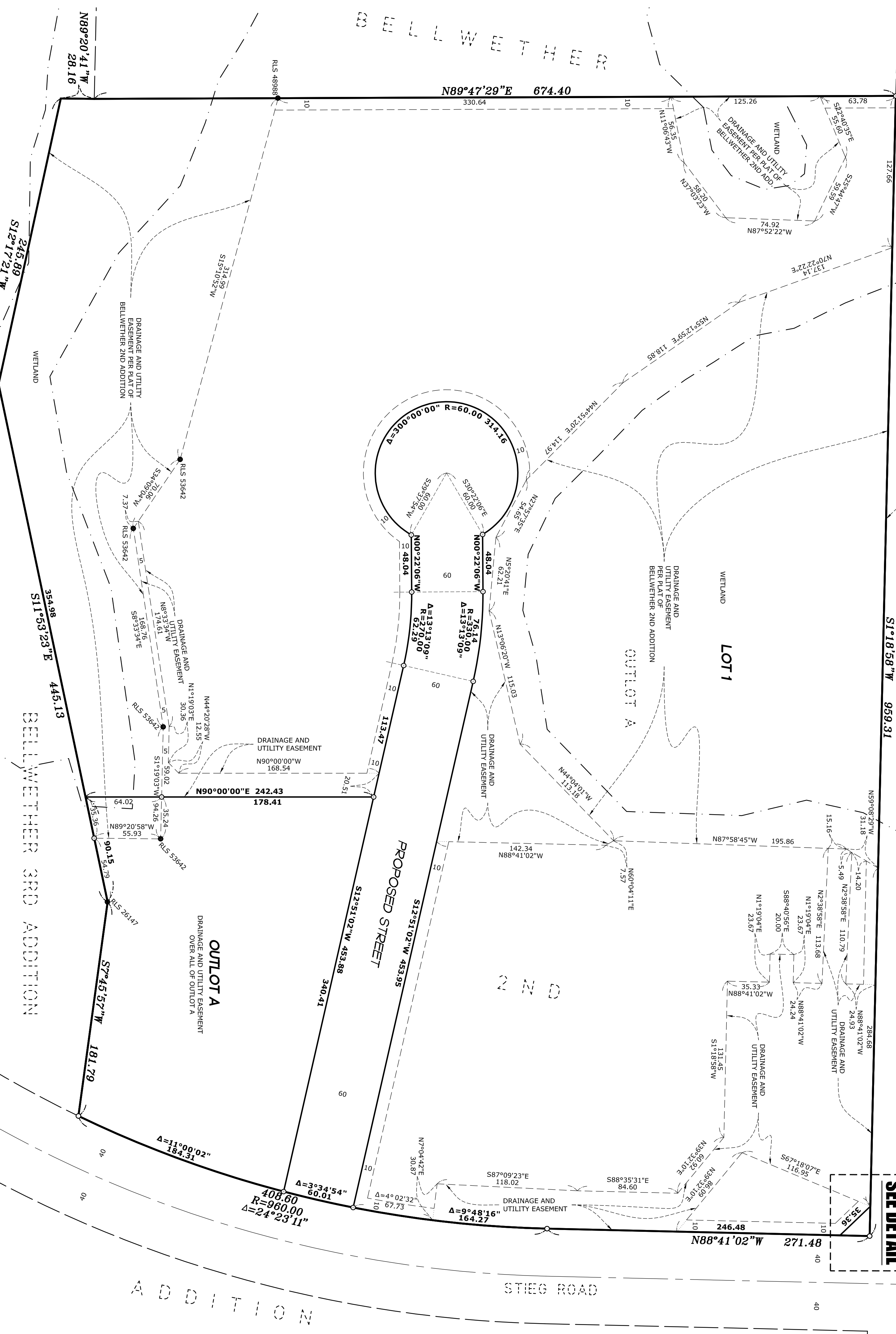
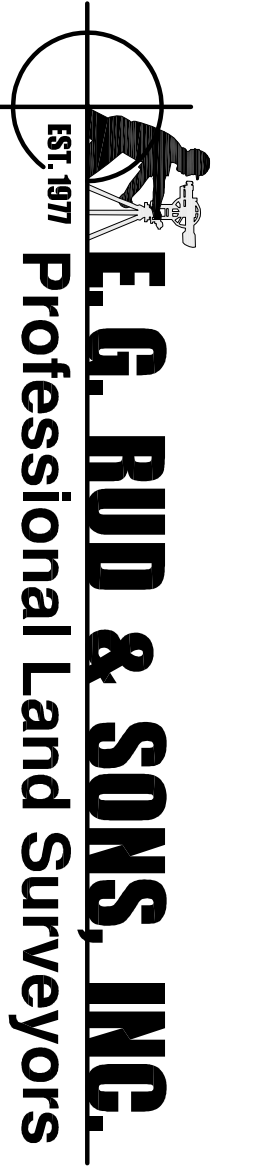
RESIDENT AND REAL ESTATE SERVICES,  
 Hennepin County, Minnesota

I hereby certify that taxes payable in \_\_\_\_\_ and prior years have been paid for land described on this plat, dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Daniel Reagan, County Auditor  
 By: \_\_\_\_\_ Deputy

SURVEY DIVISION  
 Hennepin County, Minnesota  
 Pursuant to Minnesota Statutes Section 333B.555 (1999), this plat has been approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
 Chris F. Mavis, County Surveyor  
 By: \_\_\_\_\_

COUNTY RECORDER  
 Hennepin County, Minnesota  
 I hereby certify that the within plat of RED BARN PET RETREAT was filed in this office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ M.  
 Amber Bougie, County Recorder  
 By: \_\_\_\_\_ Deputy



SEE DETAIL

ADDITION



# CITY OF CORCORAN

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

## MEMO

Meeting Date: April 4, 2024  
To: Planning Commission  
From: Natalie Davis McKeown, Planner  
Re: Commercial and Industrial Update Discussion – Part 2

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### 1. Request

This is a continuation of a discussion the Planning Commission had on December 5, 2023, regarding the City's goal to update the district standards for Commercial and Industrial areas. The Planning Commission was asked to provide feedback to the City Council on updating the underlying zoning districts and architectural standards for commercial and industrial land uses.

### 2. Background

In January, the City Council identified adopting a work plan to update commercial and industrial districts as a 2023 priority. A work plan was adopted at the regular City Council meeting on November 20, 2023. As a part of the work plan, the City Council wanted to obtain Planning Commission feedback regarding the update early on and throughout the process.

The City Council had the first in-depth discussion about this update at a work session on September 14, 2023, based on 15 sets of questions posed by staff to better define the scope of the update. The staff report for this meeting is attached to this report for reference. Based on this discussion, Council identified the following scope for the update of all commercial, industrial, and mixed-use districts:

- Consideration of a height-related transition from residential districts.
- Evaluation of architectural standards/window requirement to break up the massing of large facades.



- Complete review of each use allowed in commercial, industrial, and mixed-use districts and add use-specific standards where warranted. Specific uses noted:
  - o Parking ramps – should a standard be added to prevent location adjacent to a residential use or district?
  - o Recycling facilities – should only indoor recycling facilities be allowed?
  - o Keeping of animals – should this be removed, particularly in the Business Park district?
  - o Urban farming (e.g., vertical farming) – how can this be allowed?
  - o Should a standard be added related to access on a major road/collector road for high traffic uses, such as warehouses?
  - o Storage uses.
    - Would like to understand if there is an average crime rate associated with this type of use.
    - Do we want to remove mini storage as a conditional use?
    - Are there some areas where the City would be less concerned about allowing mini storage (e.g., allowing storage in industrial districts if the storage user does not have frontage on a major roadway)?
    - Is there a desire to allow indoor storage facilities?
  - o Retail
    - Is there room to simplify how different retail uses are handled in each zoning district?
    - Is there a reason grocery stores are only specifically called out as allowed in the C-2 (Community Commercial) District?
    - Are there specific retail uses the City is more concerned about that should continue to be called out separately (e.g., liquor stores)?
  
- Should flexibility be provided in applying the impervious surface limit in commercial and industrial districts on a per plat basis rather than per lot.

The Planning Commission held a discussion on some initial questions on December 5, 2023. The Planning Commission asked for a table compiling all the allowable uses across the districts with commercial and industrial uses for more meaningful discussion. Additionally, staff noted the following feedback:

- Consider allowing flexibility from standards when someone is aiming to honor historic aesthetic of the area.
- Consider economic development policies investing in infrastructure to support commercial business. This could include a credit/program to help businesses make initial infrastructure investment, such as connecting to sewer and water.
- Consider adoption sustainable practice encouragements in design and business operations.

- Commercial and industrial uses should be clustered for more of a transition to less intense uses.
- Provide clarity in the code by removing extraneous verbiage.
- Define contractor operations.
- The list of uses should either be general or specific.
- Appreciation of commercial/industrial development in the following cities:
  - o Stillwater
    - It was noted Stillwater's commercial area along the river will be difficult to duplicate as tourism is the main driver to support this area.
  - o Arbor Lakes
    - Like the shops around the skating rink/community center.
    - Variety between uses – how can we encourage that/control the flow?
    - Others noted they weren't fond of the design intent behind Arbor Lakes
  - o Delano
    - Area with walking and shops
    - Community center with fitness
  - o Rogers
    - Municipal liquor store but may be difficult to compete with Cub and Hy-Vee.
- How can we encourage charter schools?
- Wants commercial/industrial areas to have design that serve residents without attracting non-residents.
- Where can we allow a butcher shop/meat locker? What standards are needed to make that happen?
- Lighting standards – can we have less lighting?
- Have fewer conditional uses and make things a permitted use where feasible.
  - o Kennels in some districts?
- Buffer yard and height transitions seem sufficient to address a transition between adjacent residential neighborhoods and commercial/industrial uses.
- General desire to potentially remove mini storage as an allowed use.
- Market realities are a huge driver as to what businesses will come into a community. Corcoran faces the following challenges: limited direct access to major highways, no rail, commercial uses require “rooftops” for customers and employees, and we do not have a traditional/historic downtown.

The Planning Commission is asked to confirm that the above is an accurate summary of the discussion. If there is anything missing, this can be discussed at the meeting to make sure an accurate summary is forwarded to the City Council on April 25, 2024.

Since moving forward with the original timeline for this update, the City was made aware of ambiguity in the Code as it relates to historical practice of applying development

rights to rural commercial subdivisions. The City adopted an interim ordinance as of 3/14/2024 as a way to immediately address this issue. This now is the main priority to address in the next few months.

1. *Task 1: Evaluate and Clarify Use and/or Assignment of Development Rights Within Rural Commercial (CR) and Transitional Rural Commercial (TCR) Zoning Districts.*
  - a. Initial Planning Commission Discussion (April 4, 2024).
  - b. Provide Planning Commission Discussion Summary and Business Community Survey summary to Council for further direction (April 25, 2024).
  - c. First draft of update to handle development right application within the CR and TCR reviewed at joint work session with City Council and Planning Commission (May 23, 2024).
  - d. Public hearing and Planning Commission Recommendation (June 6, 2024)
  - e. City Council final decision (June 27, 2024) and Council can end the interim ordinance in CR and TCR.
  
2. *Task 2: Evaluate whether the City wants to remove mini-storage and self-storage as a use within the City or add standards to limit where this use is located within the City. Storage moratorium ends October 12, 2024.*
  - a. Initial Planning Commission Discussion (April 4, 2024)
  - b. Provide Planning Commission Discussion Summary and Business Community Survey to Council for further direction (April 25, 2024).
  - c. First draft of update to handle storage uses across districts goes to Council. (July 25)
  - d. Planning Commission public hearing and recommendation (August 1, 2024)
  - e. City Council adopts ordinance amendment and lifts moratorium (August 22, 2024)
  
3. *Task 3: Comprehensive review of Commercial and Industrial zoning districts.*
  - a. Initial Planning Commission Discussion (April 4, 2024)
  - b. Provide Planning Commission Discussion Summary and Business Community Survey to Council for further direction (April 25, 2024).
  - c. Review of first draft with City Council (October 24, 2024).
  - d. Planning Commission public hearing and recommendation (November 7, 2024)
  - e. City Council adoption (November 25, 2024)

It was noted that the above timeline is optimistic to provide built-in space for adjustments to the timeline while still being mindful of the deadline to address two separate moratoriums. Should the City Council have a desire to build in additional engagement opportunities with the Business Community and discussions with the Planning Commission, this will add time to the update.

### **3. Discussion**

#### Task 1: Development Rights in CR/TCR

Corcoran uses a development rights program as a method of managing development density in rural areas where municipal services are not planned as well as in the Metropolitan Urban Service Area (MUSA) where municipal services are planned but are not yet provided (zoned as Urban Reserve). The program has been updated a few times, but essentially, development rights were assigned on the basis of 1 right per 10 acres. The development rights program is unusual as most cities manage density through minimum lot sizes. Larger lot sizes are required to control density and intensity. In Corcoran, the number of lots created outside the MUSA are restricted by the number of development rights, so some smaller lots can be created but are balanced out with larger lots.

Historically, the development rights program has been more difficult to administer than a minimum lot size and tracking has been challenging over the years due to inconsistent record keeping at City Hall. However, landowners have operated under this system for more than 40 years, and it does allow more flexibility than requiring a significant minimum lot size for all properties and uses within proposed developments.

In 2003, the development rights map was a paper map with handwritten development rights. Parcels in 2003 showed development rights on both Rural Residential and Rural Commercial properties. In 2004, that existing map was digitized and is maintained by staff as properties develop. Section 1070.070 of the Zoning Ordinance provides a process for landowners to appeal the number of development rights on the zoning map and states:

*The Development Rights Map reflects the number of development rights remaining on properties zoned Agricultural and Rural Residential and is intended to show the maximum number of residential units that may be developed per individual property.*

However, this is inconsistent with the map itself, which shows development rights on property zoned Urban Reserve (UR), Rural Commercial, and Transitional Rural Commercial (and there is no longer an Agricultural zoning district).

Section 1040.020, Subd. 8 (UR District) and Section 1040.030, Subd. 7 (Rural Residential (RR) District) of the Zoning Ordinance regulates development density as it relates to the Development Rights Map and states the following:

*This Section identifies the maximum number of residential units or non-residential units that may be developed. The development rights program is intended to preserve a rural residential environment with active agri-businesses. Development rights shall be calculated based on the total lot area and rounded to the nearest whole number.*

The City has records of applying the rural development rights program to CR properties and uses as well as Rural Residential (RR) properties and uses.

- Doboszinski Subdivision
- Public Works Subdivision
- Affirmed as part of the Kariniemi Meadows concept discussions.

However, the Council provided direction on February 8, 2024, at a recent concept plan review to consider moving away development rights for rural commercial properties. However, this begs the question as to whether the minimum lot size and other district standards for the CR need to be re-evaluated. The Planning Commission is asked to provide any initial feedback; it is expected this will not be the only chance for Commission review on this specific topic.

Questions:

- What does the Planning Commission think about moving away from the practice of using development rights as a way to limit development density/intensity in the Rural area of the City?
- Should the City move away from using development rights, does the minimum lot size (1 acre) in the CR district need to be increased? To what?
  - o Staff are very concerned with the ability for consolidated small acreage lots to accommodate stormwater, septic systems, parking needs, while providing buildable/usable lots.
    - One of the themes that arose in the Business Community Survey is a desire for existing businesses to expand but are very limited in their ability to do so.
    - Staff is concerned about a repeat of creating the conditions in the existing business area near County Road 116 and County Road 10 that faces all of the above concerns.
- Does a larger minimum lot size make sense for all uses in the district?
  - o For example, gas stations versus contractor's operations?
- Other district standards we should consider?
  - o Impervious surface coverage limit of 50%?
  - o Setbacks?
- If a 50-acre lot with 5 development rights is partially rezoned to CR or TCR, how do we handle the assigned development rights?

- If a 50-acre lot with 3 development rights (because 2 were previously used), and 10 acres is rezoned to CR or TCR, how do we handle the assigned development rights?
- How should the City handle the concern that people, particularly those who already used or exhausted their development rights, will request to rezone to CR once it is understood no development rights are needed once rezoned?
  - Where might more CR areas make sense?
- Any other feedback for the City Council's consideration?

### Task 2: Mini-Storage/Self-Storage

The City Council specifically wants to look at whether mini storage/self-storage facilities should continue to be an allowed use within the City. In general, the upside of self-storage facilities is they provide a decent tax base without needing a lot of services. The downside of self-storage is the amount of industrial land they require compared to the relatively low number of employment opportunities they provide.

- Does the Planning Commission continue to believe we should remove this use from all applicable districts going forward?
- Alternatively, the City can consider additional standards for mini storage/self-storage.
  - Examples:
    - Cannot be located directly adjacent to a major throughfare, such as highways and county roads)?
    - Only allow indoor storage (no drive-up storage) as a strategy to minimize the footprint/land required for storage uses.
      - This still may not address a lack of employment opportunities.
  - Existing standards for reference:
    - Units are to be used for dead storage only. Units are not to be used for retailing, auto repair, human habitation, or any commercial activity, except as allowed by this Section.
    - Combining office and/or retail space with a self-service storage facility may be allowed by Conditional Use Permit.
    - Storage of hazardous or flammable materials is prohibited.
    - No exterior storage is allowed.
    - The facility shall be secured by either the walls of the structure and/or fencing. All doors of the units shall face inward and away from the street and property lines.
    - An on-site manager is allowed only where adequate sanitary facilities are provided, either through use of a septic system or through connection to the public sanitary sewer system. Use of portable sanitary facilities does not fulfill this requirement.

Task 3: Comprehensive Review of Commercial and Industrial Districts

The Planning Commission asked for a table compiling all the allowable uses across the districts with commercial and industrial uses for more meaningful discussion. This table is enclosed with this report for review and feedback. It will be helpful for the Commission to consider the following questions in their discussion:

- Where is there room for simplification?
- What uses are missing from the table?
- Where does it or does it not make sense for a use to be included in one district over another?
- What uses should or sound not be permitted versus conditional/interim use?

Again, the Planning Commission should also review the summary of feedback provided at the December 5, 2023, meeting. If anything is missing from the summary, or if Commissioners have new feedback regarding the proposed update, this can be provided at the meeting to be forwarded to Council on April 25<sup>th</sup>.

**Attachments:**

1. Section 1040.090 - CR (Rural Commercial)
2. Section 1040.095 – TCR (Transitional Rural Commercial)
3. Development Rights Map
4. Table of Commercial and Industrial Uses



## **1040.090 – CR (RURAL COMMERCIAL)**

- Subd. 1. Purpose. This district is the existing Burschville area located at the intersection of County Road 19 and County Road 10. The intent of this district to provide a mix of neighborhood commercial uses and rural industrial, such as contractor's yards and similar uses that do not require municipal water or sanitary sewer services. Municipal sewer and water will not be provided in this area.
- Subd. 2. Permitted Uses.
- A. Automobile Retail (tires, batteries, etc. No body work or repair work).
  - B. Civic Buildings, such as City Hall, libraries, fire stations, etc.
  - C. Day Care Facilities, State licensed, as defined by statute.
  - D. Day Care, Commercial.
  - E. Offices, medical and professional.
  - F. Retail goods and service uses of a similar nature.
- Subd. 3. Accessory Uses.
- A. Accessory structures as regulated by Section 1030.020 of this Chapter.
  - B. Accessory uses incidental and customary to uses allowed in this Section.
  - C. Keeping of Animals, subject to Chapter 81 (animals) of the City Code.
- Subd. 4. Conditional Uses. The following are conditional uses, subject to the conditions outlined in Section 1070.020 of this Ordinance and the specific standards and criteria that may be cited for a specific use:
- A. Adult Entertainment Business, subject to Chapter 113 of the City Code.
  - B. Commercial Kennels, subject to Chapter 81 of the City Code.
  - C. Commercial recreation and entertainment (not to exceed 5,000 square feet).
  - D. Contractors Operations, including accessory outside storage.
  - E. Greenhouses and Nurseries, subject to the following:

1. When abutting a residential use or district, the property shall be screened and landscaped in accordance with this Chapter. All structures shall be set back at least 100 feet from any residential property line.
2. On-site storage and use of pesticides and fertilizers shall meet the standards of the Minnesota Department of Agriculture.
3. Adequate off-street parking is provided on an improved surface as required by this Ordinance.
4. Adequate parking, loading and maneuvering areas shall be provided.
5. Loading areas are screened from adjacent residential uses.
6. Well and Septic Systems can be accommodated on site to serve the proposed facility.
7. Not more than 30 percent of the site area shall be covered with buildings or other structures.
8. Hours for retail sale of product to customers shall be limited to 7:00 a.m. to 9:00 p.m.
9. Lighting shall comply with all ordinance requirements. If more than 25 percent of the greenhouse spaces are to be lit at night, they shall be screened from residential properties by use of a retractable curtain, landscaping, buildings or other methods to prevent light pollution, including sky glow.
10. The site complies with the minimum lot area standards for the district.
11. Sale of accessory items shall be permitted, provided they do not generate more than 20 percent of the sales (measured by retail value or sales volume) for the business nor cover more than 10 percent of the site area.
12. At least 50 percent of the nursery stock to be sold on site must be grown on site.
13. The provisions of Section 1070.020 of this Ordinance are considered and satisfactorily met.

F. Laboratories/research facilities.

G. Lumber Yards/building material sales.

H. Mini Storage/Self Storage Facilities.

1. Units are to be used for dead storage only. Units are not to be used for retailing, auto repair, human habitation, or any commercial activity, except as allowed by this Section.
2. Combining office and /or retail space with a self-service storage facility may be allowed by Conditional Use Permit.
3. Storage of hazardous or flammable materials is prohibited.
4. No exterior storage is allowed.
5. The facility shall be secured by either the walls of the structure and/or fencing. All doors on the units shall face inward and away from the street and property lines.
6. An on-site manager is allowed only where adequate sanitary facilities are provided, either through use of a septic system or through connection to the public sanitary sewer system. Use of portable sanitary facilities does not fulfill this requirement.

I. Motor Fuel Stations.

1. That the proximate area and location of space devoted to non-automotive merchandise sales shall be specified in the application and in the conditional use permit. Exterior sales or storage shall be only as allowed by the conditional use permit.
2. The off-street loading space(s) and building access for delivery of goods shall be separate from customer parking and entrances and shall not cause conflicts with customer vehicles and pedestrian movements.
3. Motor fuel facilities shall be installed in accordance with State and City standards. Additionally, adequate space shall be provided to access gas pumps and to allow maneuverability around the pumps. Underground fuel storage tanks are to be positioned to allow adequate access by motor fuel transports and unloading operations which do not conflict with circulation, access and other activities on the site. Fuel pumps shall be installed on pump islands.

4. All buildings, canopies, and pump islands shall be located to comply with the minimum setback requirements of the zoning district in which they are located.
5. All canopy lighting for motor fuel station pump islands shall be recessed or shielded to provide a 90-degree cutoff. Illumination levels for pump islands shall not exceed 30-foot candles.
6. Litter Control. The operation shall be responsible for litter control within 300 feet of the premises and litter control is to occur on a daily basis. Trash receptacles must be provided at a convenient location on site to facilitate litter control.

J. Motor Vehicle, Boat or Equipment Repair.

1. All servicing of vehicles and equipment shall occur entirely within the principal structure.
2. To the extent required by State law and regulations, painting shall be conducted in an approved paint booth, which thoroughly controls the emission of fumes, dust, or other particulated matter.
3. Storage and use of all flammable materials, including liquid and rags, shall conform with applicable provisions of the Minnesota Uniform Fire Code.
4. Parking, driveway, and circulation standards and requirements shall be subject to the review and approval of the City and shall be based upon the specific needs of the operation and shall accommodate large vehicle equipment and semi-trailer/tractor trucks.
5. The storage of damaged vehicles and vehicle parts and accessory equipment must be completely inside a principal or accessory building.
6. The sale of products other than those specifically mentioned in this Section shall be subject to a separate conditional use permit

K. Motor Vehicle, Boats and Equipment Sales.

1. All sales shall occur on one lot.
2. Parking areas for the outside storage and sale of vehicles, boats and trailers, shall be on impervious surface, either bituminous, concrete, or approved equivalent.

3. Interior concrete or asphalt curbs shall be constructed within the property to separate driving and parking areas from landscaped areas. Interior curbs shall be a nominal 6- inches in height or greater.
4. All areas of the property not devoted to buildings or parking areas shall be landscaped in accordance with this Ordinance.
5. Off-street parking shall be provided for customers and employees in accordance with this Ordinance.
6. Parking for sales display shall not be less than 9 feet wide by 18.5 feet in length.
7. Display of motor vehicles, boats, and trailers for sale off the property of their owner is prohibited unless authorized by Conditional Use Permit.

L. Open or outdoor services, sales and equipment rental.

M. Places of Worship/Assembly.

N. Towers and Antennas (freestanding) as regulated by Section 1060.100 (Telecommunications Services) of the Zoning Ordinance.

O. Veterinary clinic, Animal Hospital and related indoor kennel; and pet grooming.

Subd. 5. Interim Uses. The following are interim uses, subject to the conditions outlined in Section 1070.030 of this Ordinance and the specific standards and criteria that may be cited for a specific use:

A. Temporary structures, subject to the standards in Section 1030.040 (Temporary Structures) of the Zoning Ordinance.

Subd. 6. Uses by Administrative Permit.

A. Accessory buildings and structures for a use accessory to the principal commercial or business use provided such structure does not exceed 30 percent of the gross floor space of the principal use.

B. Accessory Dwelling Unit, subject to the following standards:

1. Not more than one accessory dwelling unit shall be allowed on a single-family detached lot.

2. An attached or detached unit shall comply with the same minimum building setback requirements as required for the living portion of the principal dwelling unit.
3. An accessory dwelling unit shall be a clearly incidental and subordinate use, the gross floor area of which shall not exceed the gross floor area of the principal dwelling unit or 960 square feet, whichever is less.
4. Unless otherwise specified in this Subdivision, a detached accessory dwelling unit shall be subject to the same regulations as provided for under Section 1030 of this Chapter. In evaluating how a detached accessory dwelling unit fits within the size limitations outlined in Section 1030, only the footprint of the accessory dwelling unit is subject to the accessory structure size limit provided for all zoning districts.
5. The exterior design of an accessory dwelling unit shall incorporate a similar architectural style, colors, and materials as the principal building on the lot.
6. The owner of the property shall reside in the principal dwelling unit or in the accessory dwelling unit.
7. There shall be no separate ownership of the accessory dwelling unit.
8. In addition to the parking spaces required for the principal dwelling unit on the lot, 2 off-street parking spaces shall be provided for an accessory dwelling unit. Such accessory dwelling unit parking spaces shall not conflict with the principal dwelling unit parking spaces and shall comply with the requirements of this Chapter.
9. An accessory dwelling unit shall use the same street number as the principal dwelling unit but must include a unique identifier that is consistent with the City's Street Naming and Addressing Policy to ensure compatibility with Hennepin County, the U.S. Postal Service, and emergency service providers. The entryway to an accessory dwelling unit shall include identifying signage and be connected to the driveway with an improved walkway.
10. Accessory dwelling units are subject to the same height restriction for principal structures as determined by the zoning district but must not exceed the existing height of the principal structure.

C. Essential Services, as allowed by Section 1030.090.

D. Seasonal Outdoor Retail Sales.

1. Seasonal outdoor retail sales shall not exceed a combined total of 120 days in any 12-month period. Outdoor retail sales shall not occupy an area exceeding 10 percent of a lot's area, and shall meet all yard setback requirements.
  2. Where seasonal outdoor retail sales are conducted in a parking lot, they shall be confined to a defined area, and not be allowed to obstruct access of emergency vehicles or pose a traffic safety problem. Temporary fencing or other suitable mechanisms shall be used to delineate the sales area and provide for pedestrian safety.
  3. Where tents, temporary green houses, or similar structures are used to store, and/or display merchandise, they shall be anchored to provide a wind-load resistance of 40 miles per hour.
- E. Temporary structures, subject to the standards in Section 1030.040 (Temporary Structures) of the Zoning Ordinance.
- F. Towers and Antennas as regulated by Section 1060.100 (Telecommunications Services) of the Zoning Ordinance, only when co-located on an existing structure.

Subd. 7. Area Requirements. The following minimum requirements shall be met in the CR district. Properties may be subject to special requirements for overlay districts as noted in Section 1050 (Overlay Districts):

Minimum lot area	2.5 acres
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	35 feet
Maximum Impervious Surface Coverage	50%

\*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.

(Ord 348, passed 05-25-17, Ord. 472, passed 12-22-22)



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## **1040.095 – TCR (TRANSITIONAL RURAL COMMERCIAL)**

- Subd. 1. Purpose. The Transitional Rural Commercial District (TCR) represents transition areas that have been identified as practical and generally suitable for future development as part of the Rural Commercial District. The purpose of the TCR District is to provide a holding zone until a landowner makes application for development, at which time the City may rezone the affected property to CR, consistent with the land use plan. Residential land uses will be allowed to continue pending future redevelopment consistent with the City's Comprehensive Plan.
- Subd. 2. Permitted Uses.
- A. Day Care Facilities, State licensed, as defined by statute.
  - B. Dwelling, Single Family Detached.
  - C. Seasonal Produce Stands.
  - D. Residential Facility in a single family detached dwelling, serving 6 or fewer individuals and licensed by the State.
- Subd. 3. Accessory Uses.
- A. Accessory structures as regulated by Section 1030.020 of this Chapter.
  - B. Accessory uses incidental and customary to uses allowed in this Section.
  - C. Day Care Facilities, County licensed, 12 or fewer individuals.
  - D. Fences as regulated by Section 1060 (Performance Standards) of this Chapter.
  - E. Allowed Home Occupations as regulated by Section 1030.100 (Home Occupations) of this Chapter.
  - F. Keeping of Animals, subject to Chapter 81 (Animals) of the City Code.
  - G. Play and recreational facilities, including swimming pools and tennis courts, for use of the property owner and guests.
  - H. Signs as regulated by the City Code.
- Subd. 4. Conditional Uses: The following are conditional uses, subject to the conditions outlined in Section 1070.020 of this Ordinance and the specific standards and criteria that may be cited below for a specific use:

- A. Towers and Antennas (freestanding) as regulated by Section 1060.100 (Telecommunications Services) of the Zoning Ordinance.

Subd. 5. Interim Uses. The following are interim uses, subject to the conditions outlined in Section 1070.030 of this Ordinance and the specific standards and criteria that may be cited below for a specific use:

- A. Conditional Home Occupation License (CHOL) as allowed by Section 1030.100 (Home Occupations) of the Zoning Ordinance.

Subd. 6. Uses by Administrative Permit.

- A. Accessory Dwelling Unit, subject to the following standards:

1. Not more than one accessory dwelling unit shall be allowed on a single-family detached lot.
2. An attached or detached unit shall comply with the same minimum building setback requirements as required for the living portion of the principal dwelling unit.
3. An accessory dwelling unit shall be a clearly incidental and subordinate use, the gross floor area of which shall not exceed the gross floor area of the principal dwelling unit or 960 square feet, whichever is less.
4. Unless otherwise specified in this Subdivision, a detached accessory dwelling unit shall be subject to the same regulations as provided for under Section 1030 of this Chapter. In evaluating how a detached accessory dwelling unit fits within the size limitations outlined in Section 1030, only the footprint of the accessory dwelling unit is subject to the accessory structure size limit provided for all zoning districts.
5. The exterior design of an accessory dwelling unit shall incorporate a similar architectural style, colors, and materials as the principal building on the lot.
6. The owner of the property shall reside in the principal dwelling unit or in the accessory dwelling unit.
7. There shall be no separate ownership of the accessory dwelling unit.
8. In addition to the parking spaces required for the principal dwelling unit on the lot, 2 off-street parking spaces shall be provided for an accessory dwelling unit. Such accessory dwelling unit parking spaces

shall not conflict with the principal dwelling unit parking spaces and shall comply with the requirements of this Chapter.

9. An accessory dwelling unit shall use the same street number as the principal dwelling unit but must include a unique identifier that is consistent with the City's Street Naming and Addressing Policy to ensure compatibility with Hennepin County, the U.S. Postal Service, and emergency service providers. The entryway to an accessory dwelling unit shall include identifying signage and be connected to the driveway with an improved walkway.

10. Accessory dwelling units are subject to the same height restriction for principal structures as determined by the zoning district but must not exceed the existing height of the principal structure.

B. Essential Services, as allowed by Section 1030.090.

C. Special Home Occupations as allowed by Section 1030.100 of this Chapter.

Subd. 7. Area Requirements: The following minimum requirements shall be met in the TCR district. Properties may be subject to special requirements for overlay districts as noted in Section 1050 (Overlay Districts):

Minimum lot area	2.5 acres
Minimum lot width	200 feet
Minimum lot depth	300 feet
Minimum Principal Structure Setbacks:	
Front, From Major Roadways*	100 feet
Front, From all other streets	50 feet
Side	25 feet
Rear	25 feet
Maximum Principal Building Height	35 feet

\*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.

(Ord 348, passed 05-25-17, Ord. 389, passed 02-28-19, Ord. 472, passed 12-22-22)

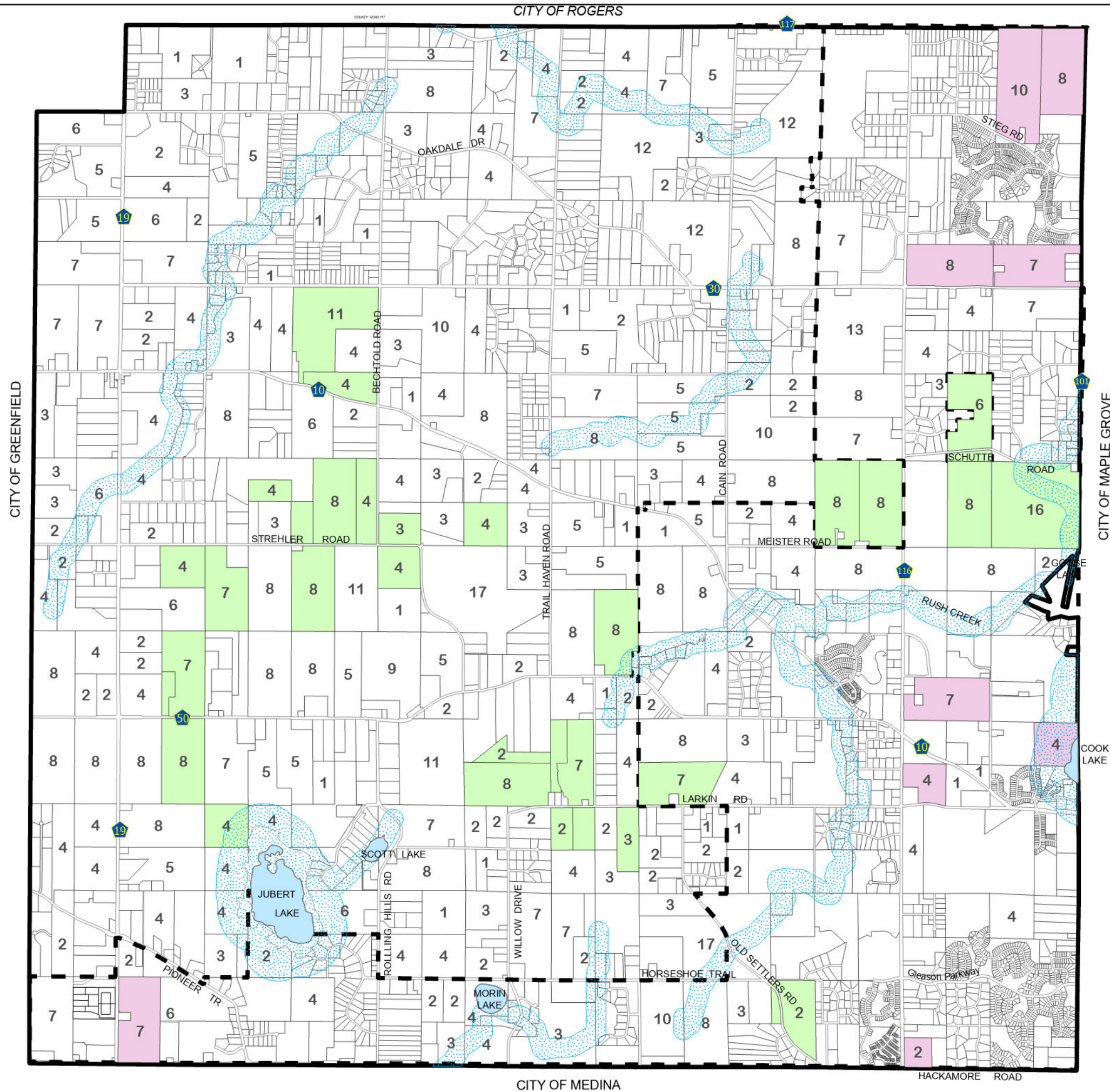




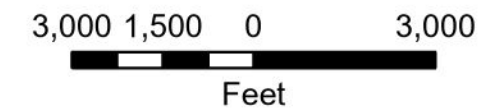
# CITY OF CORCORAN

## Development Rights Map

Last updated December, 2023



- 2040 MUSA
- Parcels enrolled in Ag Preserve program
- MUSA parcels not zoned UR
- Lakes
- Shoreland Overlay District



\*Building rights shown do not account for any existing homes on the lot. Existing homes will count toward the allowed development rights.

\*Existing vacant lots of record which show no building rights may have one building right remaining. Please consult with the Planning Department to confirm the actual number of building rights.

**Table of Uses**

P - Permitted Uses    AU - Accessory Uses    C - Conditional Uses.  
 I - Interim Uses    AP - Administrative Permit    \* - Subject to additional district standards

	CR	TCR	C-1	C-2	BP	I-1	DMU	GMU
Accessory buildings and structures for a use accessory to the principal commercial or business use provided such structure does not exceed 30% of the gross floor space of the principal use.	AP				AP			
Accessory Dwelling Unit not exceeding 960 sq ft.	AP*	AP*						
Accessory structures	AU	AU	AU	AU	AU	AU	AU	AU
Accessory uses incidental and customary to uses allowed in this Section	AU	AU	AU	AU	AU	AU	AU	AU
Adult Entertainment Business, subject to Chapter 113	CU							
Allowed Home Occupations as regulated by Section 1030.100		AU		AU				
Assisted living facility				C			C	C
Automobile Retail (tires, batteries, etc. No body work or repair work).	P		C*	C				
Automotive detailing shops.						P		
Bakery, retail.			P	P			P	P
Banks, savings and loan, credit unions and other financial institutions, with or without drive-through.			P	P	P			
Banks, savings and loans, credit unions <i>without drive-through.</i>							P	P
Barbers, Beauty Shops and similar personal service uses.			P	P			P	P
Car Washes			C*	C*				
Civic Buildings, such as City Hall, libraries, fire stations, etc.	P		P	P	P	P	P	P
Commercial Kennel, subject to Chapter 81	C		C	C				
Commercial printing establishments.					P	P		
Commercial recreation and entertainment (not to exceed 5,000 square feet).	C							
Commercial recreation and entertainment.			C	C				
Conditional Home Occupation License (CHOL) as allowed by Section 1030.100.		I						
Conference centers and reception halls					P			
Contractors operations						P		
Contractors Operations, including accessory outside storage.	C							
Copy/Print Shop			P				P	P



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	CR	TCR	C-1	C-2	BP	I-1	DMU	GMU
Day Care Facilities, County licensed, 12 or fewer individuals		AU	AU	AU				AU
Day Care Facilities, State licensed, as defined by statute	P	P	P	P			P	P
Day Care, Commercial.	P					C		
Department Stores				P				
Drive-through businesses, subject to Section 1060.060, Subd. 12			C	C				C
Drive-through lanes serving permitted or conditional uses, except for restaurants, for which drive-through lanes are not allowed in the DMU.							C*	
Drug Stores, Variety Stores, etc.				P				
Dry cleaning and laundry pick up, incidental pressing and repair without dry cleaning processing.			P	P			P	P
Dwelling, Single-Family Detached		P						
Dwelling, Attached							P	
Dwelling, Detached							P	
Dwelling, Multiple Family				C				
Dwelling, Multiple Family with a minimum density of 10 units per net acre, which may include units combining living and working space within the unit, if all units on the same floor of a building are the same.							P	P
Dwelling, Senior							P	
Equipment rental						PU		
Essential services and structures.					P			
Essential Services, as allowed by Section 1030.090.	AP	AP	AP	AP	AP	AP	AP	AP
Farmers Market							I	I
Fences as regulated by Section 1060		AU						
Funeral Homes and Mortuaries				P			C	C
Greenhouses and Nurseries	C*		C*	C*				
Grocery Stores (not to exceed 50,000 square feet).				P				
Hardware Stores.				P				
Health clubs and fitness centers								C
Health clubs and fitness centers less than 5000 sq ft.			C				C	
Hobby and Craft Stores				P				
Home Furniture and Home Furnishing Stores.				P				



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Hospitals, nursing home and similar care facilities			C	C				
Hotels, inns and bed and breakfast establishments.			C	C			P	P
Household Appliance Stores.				P				
Indoor sports and recreation (commercial) provided the structure and use is located at least 100 feet from any residential zoning district.						P		
Keeping of Animals, subject to Chapter 81	AU	AU	AU	AU	AU	AU	AU	AU
Laboratories/research facilities.	C				P	P		
Land reclamation, mining and soil processing						I		
Laundromats.				P				
Liquor - Off-sale/On-sale.				P				
Lumber yards/building material sales.	C					P		
Manufacturing or assembly of products that produce no exterior noise, glare, fumes, obnoxious products, by products or wastes or creates other objectionable impact on the environment.					P	P		
Mini Storage/Self Storage Facilities.	C*					C*		
Motor Fuel Stations.	C*		C*	C*				C
Motor Vehicle, Boat or Equipment Repair.	C*					C*		
Motor Vehicle, Boat or Equipment Sales.	C*					C*		
Museum							C	C
Nursing Home							C	C
Office/Warehouse					P	P		
Offices, medical and professional.	P		P	P	P	P	P	P
Open or outdoor services, sales and equipment rental.	C							
Outdoor seating accessory to a restaurant								AU
Outdoor seating within public ROW or public open space							AU*	
Outside Storage, accessory to an allowed use						C*		
Outside Storage, as a principal use						I*		
Parking as a principal use						I*		
Place of Worship/Assembly	C			C				C
Play and recreational facilities, including swimming pools and tennis courts, for use of the property owner and guests.		AU						
Printing and publishing.						P		

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	CR	TCR	C-1	C-2	BP	I-1	DMU	GMU
Public open space plaza, square or other related uses.								AU
Public parking ramp.							P	
Public and Private Clubs and Lodges.			P	P				
Radio and television stations or studios					P	P		
Recycling facility-indoor						P		
Residential Facility in a single family detached dwelling, serving 6 or fewer individuals and licensed by the State		P						
Restaurants and cafes <i>without drive-through</i>			P				P	P
Retail goods and service uses of a similar nature within a fully enclosed building (without a drive-through and not to exceed 50,000 square feet).			P					
Retail goods and service uses of a similar nature within a fully enclosed building (without drive-through)				P			P	P
Retail goods and service uses of a similar nature.	P			P				
Retail sales related to the processing of product on site so long as it does not exceed 30% of the floor space of the principal building.						AU		
School facility, leasing space.					IU			
Schools, Private								C
Seasonal Outdoor Retail Sales.	AP*		AP	AP*				AP*
Seasonal Produce Stands		P						
Signs as regulated by the City Code.		AU						
Special Home Occupations as allowed by Section 1030.100		AP						
Sporting Goods and similar retail sales				P				
Street Vendors							I	
Structured parking.								AU
Tailoring services, shoe repair and similar services.				P				
Taverns			P	P			P	P
Technical, vocational, business and college/university satellite facilities/schools.					P			
Temporary structures, subject to Section 1030.040	AP & I		I	I	AU & I			I

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	CR	TCR	C-1	C-2	BP	I-1	DMU	GMU
Tenant restaurants, cafeterias, and retail services limited to tenants of the building, provided that they be essentially limited to providing service to the uses of the permitted use, and that no signs or other evidence of these uses are visible from the exterior of the building.					AU	AU		
Theatre							C	C
Towers and Antennas (freestanding) as regulated by Section 1060.100.	C	C	C	C		C		
Towers and Antennas, subject to Section 1060.100, only when co-located on an existing structure	AP		AP	AP*	AP	AP		AP
Trade Schools, Seminaries and other Higher Education Facilities						C		
Veterinary clinic, Animal Hospital and related indoor kennel; and pet grooming	C		C	C		C		
Warehousing and indoor storage used in conjunction with offices or manufacturing facilities.					P			
Warehousing/distribution and indoor storage						P		
Wholesale Showrooms					P	P		



# CITY OF CORCORAN

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

## MEMO

Meeting Date: February 22, 2024  
To: City Council  
From: Dwight Klingbeil, Planning Technician  
Re: Planning Project Update

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*Projects/comments in blue italics are new.*

The following is a status summary of active planning projects:

1. **Kwik Trip CUP, Lot Line Adjustment, and Site Plan (PID 12-119-23-14-0006; 12-119-23-14-0004) (City File 23-006)**

Kwik Trip Inc. submitted a Site Plan, Lot Line Adjustment and CUP application for the two parcels north of Mama G's in early 2023. A feasibility study was required to evaluate the infrastructure needs of the project. The feasibility study has been distributed to the applicant. *The applicant has resubmitted application materials for this item. Staff is currently reviewing these materials for completeness and the item is not currently scheduled for any upcoming meetings.*

2. **Commercial and Industrial Development Standards (Citywide) (City File 23-023)**

The purpose of this zoning ordinance amendment is to address and evaluate the allowed uses and use specific standards within commercial and industrial developments. The Council adopted a work plan at the November 20, 2023, regular meeting, and requested the Planning Commission to provide their initial feedback. The Planning Commission discussed this item at the December 5, 2023, meeting and expressed their desire Commercial and Industrial Development Standards address a number of items such as: specific architectural standards, infrastructure investment incentives, encouragement toward sustainable development practices, proper transitions of intensities and height, the permitted and conditional uses of each zoning type, verbiage, and lighting standards City Staff prepared a survey for current landowners and lessees to express their opinions on items to be addressed with this update. Staff mailed the online survey invitation to property owners and tenants whose property is either currently zoned, or guided for Commercial, Industrial, or Mixed-Use. The comment period for this survey closed on January 31, 2024. Staff is reviewing the responses in preparation for the draft update to the

Commercial and Industrial Standards. At the February 8, 2024, City Council meeting, staff was directed to prioritize Rural Commercial (CR) and Transitional Rural Commercial (TCR) district updates to be approved by the end of quarter 2. *Staff prepared a revised work plan to be reviewed at the March 28<sup>th</sup> Council meeting to reflect the change in direction. Staff anticipates a second Planning Commission discussion on April 4, 2024. Feedback from the Planning Commission and Business Community Survey will be shared with the City Council at the April 25, 2024, regular Council meeting for further direction.*

3. **3019 Addition Comprehensive Plan Amendment, Rezoning, and Preliminary Plat (PID 07-119-23-14-0003) (City File 23-027)**

Craig Scherber & Associates LLC applied for a Preliminary Plat, Rezoning, and Comprehensive Plan Amendment for a Residential and Commercial Development on the property at PID 07-119-23-14-0003. The application includes 15 commercial lots and 4 single-family residential lots. The applicant received Council feedback on a concept version of this proposal at the February 8, 2024, meeting. *A feasibility study is underway to evaluate the infrastructure needs of the project. This item is not currently scheduled for any upcoming meetings.*

4. **Hope Community Comprehensive Plan Amendment, Rezoning, Preliminary PUD, Preliminary Plat (PIDs 11-119-23-14-0003, 11-119-23-14-0005, 11-119-23-14-0006, and 11-119-23-11-0012) (City File 23-028).**

Hope Community Church submitted application materials for a Preliminary Plat, Preliminary PUD, Rezoning, and Comprehensive Plan Amendment to allow for a mixed-use development around Hope Community Church. The proposed development includes medical offices, retail space, market rate apartments, townhomes, senior villas, and assisted living units. The Planning Commission recommended approval after the public hearing was held for this item during the February 1, 2024, Planning Commission meeting. *During the February 22, 2024, regular Meeting, the Council voted to approve this item with additional conditions.*

5. **Khacholing Center Place of Worship CHOL IUP (PID 06-119-23-13-0002) (City File 23- 029)**

Lobsang Yeshi & Nga Thi Ngoc Nguyen, of the Khacholing Center, applied for a Interim Use Permit to hold regular religious classes within a room at 23360 Oakdale Drive. *The Public Hearing for this item was held during the March 12, 2024, Planning Commission meeting. After the public testimony, the Commission motioned to recommend denial of this item. This item has been scheduled for the March 28, 2024, City Council meeting.*

6. **Pioneer Trail Industrial Park Final Plat & Final PUD (PID 32-119-23-43-0005, 32-119-23-43-0006, 32-119-23-43-0013)(City File 23-030).**

Contour Development LLC applied for a Final Plat and a Final PUD at 6210 Pioneer Trail. The application consists of 0 lots and 3 outlots. This application is incomplete for City review and is not currently scheduled for any upcoming meetings.

7. **Tavera 6 Final Plat & Final PUD (PID 35-119-23-11-0003) (City File 23-032).**

Lennar submitted application materials for the Final Plat and Final PUD for Tavera 6<sup>th</sup> Addition, and staff is reviewing the materials for completeness. *Lennar also requests an easement vacation from the Drainage & Utility easement over outlots A, B, C, J and K of Tavera 4, to allow the platting of Tavera 6. This item is complete for City review and has been scheduled for the March 28, 2024, regular City Council meeting.*



8. **Woodland Hills Preliminary Plat, Rezone, & Variance (PID 36-119-23-33-0010, 36-119-23-33-0003, 36-119-23-33-0007) (City File 23-033).**

Woodland Hills of Corcoran, Inc. & Gonyea Company submitted application materials for a Preliminary Plat, Rezoning, and a Variance to develop 60 single-family lots on the northeast corner of the Hackamore Road and County Road 116 intersection. The proposal is to create 60 detached single-family lots, 1 amenity lot, and 5 outlots on a 36.74-acre site. Council provided informal feedback to the applicant's concept plan (Northeast Hackamore 116 Concept Plan) during the July 27, 2023, Regular Meeting. *The public hearing for this item was held during the March 12, 2024, Planning Commission meeting. After some discussion, the Planning Commission recommended approval of the preliminary plat, rezoning, comprehensive plan amendment, and the side-yard setback variance. The Commission recommended denial of the buffer yard variance and the variance from the maximum garage door area. This item has been scheduled for the March 28, 2024, Council Meeting.*

9. **Chastek Farm Preliminary Plat, Preliminary PUD, Rezoning (PID 25-119-23-12-0002) (City File 23-034).**

Trek Real Estate & Development, Inc. submitted an application for a Preliminary Plat, Preliminary Planned Unit Development (PUD), and Rezoning of the Chastek Farm located at 7600 Maple Hill Road. The request is to allow the development of 117 single-family for-sale lots on the 38.16-acre site. 101 of these lots would have a width of 55 feet, and the remaining 16 would have a width of 65 feet. *This item is complete for City review and has been scheduled for the April 4, 2024, Planning Commission Meeting.*

10. **Heather Meadows 3<sup>rd</sup> Addition Preliminary Plat/OS&P (PIDs 05-119-23-31-0001 & 088-119-23-22-0011) (City File 24-002).**

Mark and Markus Lee, of ML Unlimited LLC, submitted a preliminary plat application to create 12 single-family lots and 2 outlots at 22901 Oakdale Drive. The proposal includes platting the two existing homes on Oakdale Drive and extending Heather Lane southward to plat 10 additional lots. To satisfy the requirements of the Open Space & Preservation density bonuses, this proposal includes the preservation of 44.8-acres of open space in two outlots. This application is incomplete for City review and is not currently scheduled for upcoming meetings.

11. **610 Extension Business Park Concept Plan (PID 12-119-23-23-0001) (City File 24-003).**

United Properties submitted a Concept Plan application to develop a business park at the Oswald Farm, located at 19510 County Road 30. The narrative provided by the applicant describes the proposed business park to range from 864,000 - 1,017,500 sq ft on the 76.89-acre parcel. *The applicant submitted revised plans which indicate two 128,000 sq ft buildings, and two 168,000 sq ft buildings. This item is expected to be discussed at the May 23, 2024, City Council meeting.*

12. **Tavera 4 Vacation (PID 35-119-23-44-0115 & 35-119-23-44-0116) (City File 24-004).**

*Lennar has submitted an application for an easement vacation of a Drainage & Utility easement on Block 2, Lots 10 and 11. This application is complete for City review and has been scheduled for the March 28, 2024, City Council meeting.*

13. **Scharber Garage CUP (PID 31-119-23-14-0009) (City File 24-005).**

James Scharber has applied for a Conditional Use Permit to allow the construction of an accessory structure with sidewalls that exceed 10 feet in height in the side yard of 6650 Pioneer Trail. *This item is complete for city review and has been scheduled for the April 4, 2024, Planning Commission meeting.*

**14. Fairway Shores Villas at Cook Lake Preliminary Plat, Preliminary PUD, Rezoning & Comprehensive Plan Amendment (PID 25-119-23-11-0001) (City File 24-006).**

*Bergeron Development submitted an application for Fairway Shores Villas at Cook Lake, located at PID 25-119-23-11-0001. The application includes a preliminary plat, a preliminary PUD, a rezoning, and a Comprehensive Plan to allow for the development of 75 single family villas. This item is incomplete for City review and is not currently scheduled for any upcoming meetings.*

**15. Red Barn Pet Retreat Final Plat (PID 01-119-23-44-0045) (City File 24-007).**

*RAM General Contracting, Inc. submitted a Final Plat and Variance application for Red Barn Pet Retreat on Outlot A of Bellwether 2<sup>nd</sup> Addition. The proposed final plat includes one lot for Red Barn Pet Retreat and one outlot for future development. The applicant also requests approval of a variance to allow development prior to the availability of municipal services on the property.*

**16. Tonka Auto CUP (PID 26-119-23-12-0004) (City File 24-008).**

*Jake Hautman submitted a Conditional Use Permit application to allow the operation of an auto repair business, Tonka Auto, at 20201 County Road 50. The application is incomplete for city review and is not currently scheduled for any upcoming meetings.*

**17. Corcoran Industrial Northeast (PID 01-119-23-11-0001)(City File 24-010).**

*Hemple Real Estate is seeking Council feedback on conceptual light industrial development at 10585 County Road 101. The plan includes 2 primary industrial buildings ranging from 200,200 to 342,000 sq ft on a 78.85-acre site. This item is complete for city review and has been scheduled for the March 28, 2024, regular Council meeting.*



# CITY OF CORCORAN

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

## MEMO

Meeting Date: April 4, 2024  
To: Planning Commission  
From: Michelle Friedrich, City Clerk  
Re: City Council Report

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The last City Council report given to the Planning Commission was March 12, 2024. 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.

### **March 14, 2024, Council Meeting**

- Hennepin County Commissioner Anderson Presentation
  - Commission Anderson reviewed County budget, projects completed in Corcoran, and noted future pavement rehabilitation project on Woodland Trail. Commissioner Anderson noted the recently approved light rail project of \$1 billion dollars. Council noted County Roads in need of maintenance and repair and reviewed the number of commuters that travel through Corcoran exceed the light rail riders. Council also discussed the round about intersection at County Road 117 and County Road 30.
- Interim Ordinance Discussion
  - Council approved interim ordinance establishing a development moratorium within the rural commercial and transitional commercial zoning districts.
- Stanchion Bar Music and Event Request
  - Council approved The Stanchions request for a band to play until 1:00am on July 12 and 13, 2024.
- Real Estate Property (Stieg Road Improvements)
- Real Estate Property (City Center)
  - Staff was provided direction.
- Cropland Bid Update
  - Council received update with bid closing on March 27, 2024, and presented to Council on March 28, 2024. No bids received. Staff will obtain mowing quotes for parcels.
- Granicus Update
  - Council received update.
- Council Reports
  - Council provided information on the following House and Senate introduced bills that

have a direct impact to the City of Corcoran. Mayor McKee urged each Commission to review the bills.

- SF3303/HF3168
- SF3080/HF2235
- SF3964/HF 4009
- SF3980
- SF1370
- Council Schedule
  - Mayor McKee called for Work Sessions on April 25 (Review of City Park Planning), and on May 23 a Joint Planning Commission Work Session.

**March 28, 2024, Council Meeting**

- Recognize Clyde Bechtold
  - Council recognized Clyde Bechtold for 33 years of service with the City of Corcoran and his retirement.
- Review 4M Fund Investments
  - Council requested rates on other funds, lack fiduciary, and requested staff bring back to Council for further discussion and review.
- Organics Recycling
  - Council heard presentations from Hennepin County, MPCA, and Republic Services. Public Hearing scheduled at the April 11 Council meeting and further Council discussion and review.
- Khacholing Center CHOL IUP
  - Applicant requested application be removed. Item was placed on the May 23 Council meeting schedule.
- Woodland Hills CA, RZZ, PP, and VAR
  - Council heard staff presentation and noted changes to the variance ordinance with the final variance reviewed at the April 11 Council meeting. Council requested “Very Low Density” term be changed to “Conservation Density”. (Confirm with Natalie)
- Tavera 4<sup>th</sup> Easement Vacation
  - Council approved.
- Tavera 6<sup>th</sup> Easement Vacation
  - Council approved.
- Corcoran Industrial NE Concept Plan
  - Council provided informational comments.
- Revise Commercial/Industrial Zoning Districts – Three Phases
  - Council approved work plan and requested staff notify the property owner of the timeline.
- Water Tower Logo
  - Council requested staff obtain estimate for a monochrome black logo and bring back to Council for review.