Corcoran Planning Commission Agenda
October 1, 2026
7:00 PM

1. **Call to Order / Roll Call**
2. **Pledge of Allegiance**
3. **Agenda Approval**
4. **Open Forum – Public Comment Opportunity**
5. **Minutes**
   a. September 3, 2026, Planning Commission Meeting Minutes
6. **Unfinished Business**
   a. PUBLIC HEARING. Springs at Corcoran Preliminary Plat, Rezoning & Preliminary PUD
7. **New Business**
   a. PUBLIC HEARING. Weinand Woods 2nd Addition Preliminary Plat
8. **Reports/Information**
   a. Planning Project Update
   b. Economic Development Strategic Plan
9. **Commissioner Liaison Calendar**
   a. Commissioner Liaison Calendar
10. **Adjournment**

***Includes Materials** - *Materials relating to these agenda items can be found in the Council Chambers Agenda Packet book located by the entrance. The complete Council Agenda Packet is available electronically on the City website at www.corcoranmn.gov.*

STAFF REPORT **Agenda Item: 5.a**

Council Meeting: October 1, 2026	**Prepared By:** Seth Gellman. Community Development Administrative Assistant,
Topic: September 3, 2026, Planning Commission Meeting Minutes	**Action Required:** Approval

Council Action

Attachments

1. 2026-09-03 Planning Commission Minutes Draft.docx

Corcoran Planning Commission Minutes
September 3, 2026 - 7:00 pm

The Corcoran Planning Commission met on September 3, 2026, in Corcoran, Minnesota. Four Planning Commissioners were present in the Council Chambers. Members of the public were able to monitor the meeting through the city website.

Present: Commissioners Brummond, Kozicky, Scherber, and Zachman

Absent: Hargreaves

Also present: Community Development Director Davis McKeown and Planner Klingbeil

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

2. **Pledge of Allegiance**

3. **Agenda Approval**

Motion: Made by Brummond, seconded by Zachman, to approve the agenda as presented for the September 3, 2026, Planning Commission Meeting.

Voting Aye: Brummond, Kozicky, Scherber, and Zachman

(Motion passed 4:0)

4. **Open Forum – Public Comment Opportunity**

Mark Lanterman, 6936 Oak Ridge Road, addressed the Commission regarding future Commissioner trainings.

5. **Minutes**

Motion: Made by Zachman, seconded by Scherber, to approve the minutes for the August 18, 2026, Planning Commission Meeting.

Voting Aye: Brummond, Kozicky, Scherber, and Zachman

(Motion passed 4:0)

6. **New Business**

a. **Public Hearing** Springs at Corcoran Preliminary Plat, Rezoning & Preliminary PUD

i. **Staff Report**

Planner Klingbeil presented the Staff Report.

DRAFT

ii. **Public Hearing**

Motion: Made by Brummond, seconded by Kozicky, to table the Springs at Corcoran Preliminary Plat, Rezoning & Preliminary PUD to the October 1, 2026, Planning Commission meeting.

Voting Aye: Brummond, Kozicky, Scherber, and Zachman

(Motion passed 4:0)

b. **Public Hearing** Freeland Garage CUP

i. **Staff Report**

Planner Klingbeil presented the Staff Report.

ii. **Public Hearing**

Motion: Made by Brummond, seconded by Kozicky, to close the public hearing.

Voting Aye: Brummond, Kozicky, Scherber, and Zachman

(Motion passed 4:0)

iii. **Commission Discussion & Recommendation**

The Commission discussed agenda item 6b.

Motion: Made by Kozicky, seconded by Scherber, to recommend approval of the Freeland Garage CUP.

Voting Aye: Brummond, Kozicky, Scherber, and Zachman

(Motion passed 4:0)

c. **Public Hearing** Bendickson Garage CUP

i. **Staff Report**

Planner Klingbeil presented the Staff Report.

ii. **Public Hearing**

Ramona Hjulberg, 23580 Julie Ann Drive, addressed the Commission regarding agenda item 6.c.

Motion: Made by Brummond, seconded by Zachman, to close the public hearing.

Voting Aye: Brummond, Kozicky, Scherber, and Zachman

(Motion passed 4:0)

iii. **Commission Discussion & Recommendation**

DRAFT

The Commission discussed agenda item 6.c.

Phillip Kothrade, JPC Custom Homes, Applicant, addressed the Commission on agenda item 6.c.

Motion: Made by Scherber, seconded by Brummond, to recommend approval of the Bendickson Garage CUP.

Voting Aye: Brummond, Kozicky, Scherber, and Zachman

(Motion passed 4:0)

d. **Public Hearing** 3019 Addition Preliminary Plat, Rezone & Comprehensive Plan Amendment

i. **Staff Report**

Planner Klingbeil presented the Staff Report.

ii. **Public Hearing**

Kevin Dale, 9820 Creek View Circle, addressed the Commission regarding agenda item 6.d.

Diana Birch, 9800 Rush Creek Boulevard, addressed the Commission regarding agenda item 6.d.

Raymond Swenson, 9845 Rush Creek Boulevard, addressed the Commission regarding agenda item 6.d.

Motion: Made by Brummond, seconded by Zachman, to close the public hearing.

Voting Aye: Brummond, Kozicky, Scherber, and Zachman

(Motion passed 4:0)

iii. **Commission Discussion & Recommendation**

Scott Dahlke, Civil Engineering Site Design, Applicant, addressed the Commission regarding agenda item 6.d.

The Commission discussed agenda item 6.d.

Motion: Made by Kozicky, seconded by Scherber, to recommend approval of the 3019 Addition Preliminary Plat, Rezone & Comprehensive Plan Amendment with the additional recommendation staff further review potential stormwater issues.

Voting Aye: Kozicky and Scherber

Voting Nay: Brummond and Zachman

(Motion failed 2-2)

The Commission further discussed agenda item 6.d.

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Motion: Made by Zachman, seconded by Kozicky, to recommend denial of the 3019 Addition Comprehensive Plan Amendment.

Voting Aye: Brummond, Kozicky, Scherber, and Zachman

(Motion passed 4-0)

Motion: Made by Zachman, seconded by Kozicky, to recommend denial of the 3019 Addition Preliminary Plat, and Rezone.

Voting Aye: Brummond, Kozicky, Scherber, and Zachman

(Motion passed 4-0)

e. Chastek Variance

i. **Staff Report**

Community Development Director Davis McKeown presented the Staff Report.

ii. **Commission Discussion & Recommendation**

Lynn Alberts, 7490 Fir Lane, addressed the Commission regarding agenda item 6.e.

Ben Krsnak, Hempel Real Estate and Beth Hustad, Trek Development, Applicants, addressed the Commission regarding agenda item 6.e.

The Commission discussed agenda item 6.e.

Motion: Made by Brummond, seconded by Scherber, to recommend approval of the Chastek Variance with the additional recommendation staff make changes to the draft resolution regarding the roof line and dormer portion.

Voting Aye: Brummond, Kozicky, Scherber, and Zachman

(Motion passed 4:0)

7. Planning Commission Training

a. Planning Commission Training

Community Development Director Davis McKeown presented the Planning Commission Training.

8. Unfinished Business

a. Civic Campus Capital Improvement - Comprehensive Plan Compliance Review

Community Development Director Davis McKeown presented the Staff Report.

The Commission discussed agenda item 8.a.

DRAFT

Motion: Made by Kozicky, seconded by Scherber, to approve of the Memorandum of Findings with the changes discussed.

Voting Aye: Brummond, Kozicky, Scherber, and Zachman

(Motion passed 4:0)

9. **Reports/Information**
    a. Planning Project Update – Information Only
10. **Commissioner Liaison Calendar**
    a. Commissioner Liaison Calendar
    Chair Brummond asked staff to clarify the procedure when the City Code requires a City Council Liaison to the Commission, including how the Commission should proceed when no Liaison is present.
11. **Adjournment**
    Motion: Made by Zachman, seconded by Kozicky, to adjourn the September 3, 2026, Planning Commission meeting.

Voting Aye: Brummond, Kozicky, Scherber, and Zachman

(Motion passed 4:0)

The meeting adjourned at 12:12 AM (September 4, 2026)

Seth Gellman

Submitted by Seth Gellman, Community Development Administrative Assistant

DRAFT

STAFF REPORT **Agenda Item: 6.a**

Council Meeting: October 1, 2026	**Prepared By:** Dwight Klingbeil, Planner
Topic: PUBLIC HEARING. Springs at Corcoran Preliminary Plat, Rezoning & Preliminary PUD	**Action Required:**

Summary

The Planning Commission was originally scheduled to hold a public hearing and review this item at the June 4, 2026, meeting. However, additional information was needed from the applicant to conduct a thorough analysis of the request. Discussions with the applicant are ongoing, and the applicant intends to have all necessary information as soon as possible.

Recommendation

Staff recommends the Planning Commission make a motion to table the public hearing for this item to the November 5, 2026, Planning Commission meeting, at 7:00pm at Corcoran City Hall, 8200 County Road 116, Corcoran, MN 55340.

Council Action

STAFF REPORT **Agenda Item: 7.a**

Council Meeting: October 1, 2026	**Prepared By:** Dwight Klingbeil, Planner
Topic: PUBLIC HEARING. Weinand Woods 2nd Addition Preliminary Plat	**Action Required:**

Summary
Kevin & Mary Weinand, the applicants, request approval of the preliminary plat for “Weinand Woods 2nd Addition”, which would result in a 5.86-acre single-family lot and a 38.55-acre outlot at 22939 County Road 30 (subject property PIDs 08-119-23-31-0006 & 08-119-23-32-0001).

Recommendation
Staff recommends approval of the draft resolution approving the preliminary plat for “Weinand Woods 2nd Addition”, with the conditions outlined in this report.

Council Action

Attachments
1. 2026-09-26 PC Report - Weinand Woods 2nd Addition Pre-Plat.pdf

STAFF REPORT

Planning Commission Meeting: October 1, 2026	**Prepared By:** Dwight Klingbeil
Topic: Weinand Woods 2nd Addition Preliminary Plat (PIDs 08-119-23-31-0006 & 08-119-23-32-0001) (City File No. 26-009)	**Action Required:** Recommendation

Review Deadline: November 21, 2026

1. Application Request

Kevin & Mary Weinand, the applicants, request approval of the preliminary plat for "Weinand Woods 2nd Addition", which would result in a 5.86-acre single-family lot and a 38.55-acre outlot at 22939 County Road 30 (subject property PIDs 08-119-23-31-0006 & 08-119-23-32-0001).

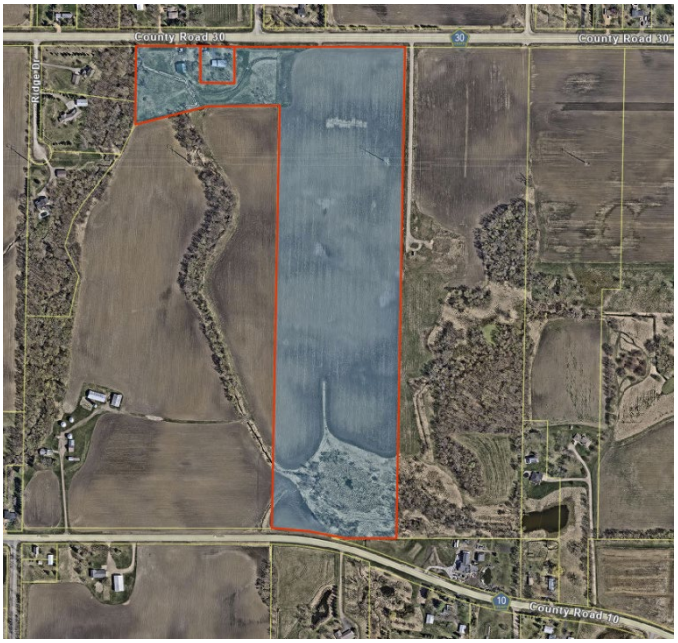


Figure 1: Property Location

2. Background

The site is currently comprised of a 0.79-acre single-family lot (22939 County Road 30) and a 43.6-acre outlot (Outlot B of Weinand Woods Addition), both of which are owned by the applicants.

Two of the applicant's accessory structures are currently located on the outlot and are not located on the same parcel as the single-family home. The applicant intends to sell the outlot. Before doing so, they request City Council approval of a preliminary plat for the purpose of adjusting the shared property line, which would result in all structures being located on the same parcel as the single-family home.

3. Context

Zoning and Land Use

The property is guided Rural/Ag Residential and zoned Rural Residential (RR). The site is located outside of the 2040 Metropolitan Urban Service Area (MUSA) boundary.

Surrounding Properties

All properties surrounding the site are also zoned RR and guided for Rural/Ag Residential in the 2040 Future Land Use Map. The properties to the north, west, and southeast are currently used for rural single-family uses, and the properties to the east and west appear to be used for agricultural uses.

Natural Characteristics of the Site

The 2040 Comprehensive Plan Natural Quality Rankings map identifies a low-quality wetland in the southern portion of the site, and a medium quality wetland in the northwestern portion of the site. The map also identifies a stream connecting the two wetlands.

Additionally, the properties to the west contain portions of Rush Creek. As a result, a small portion of the site is located in the Shoreland Overlay District.

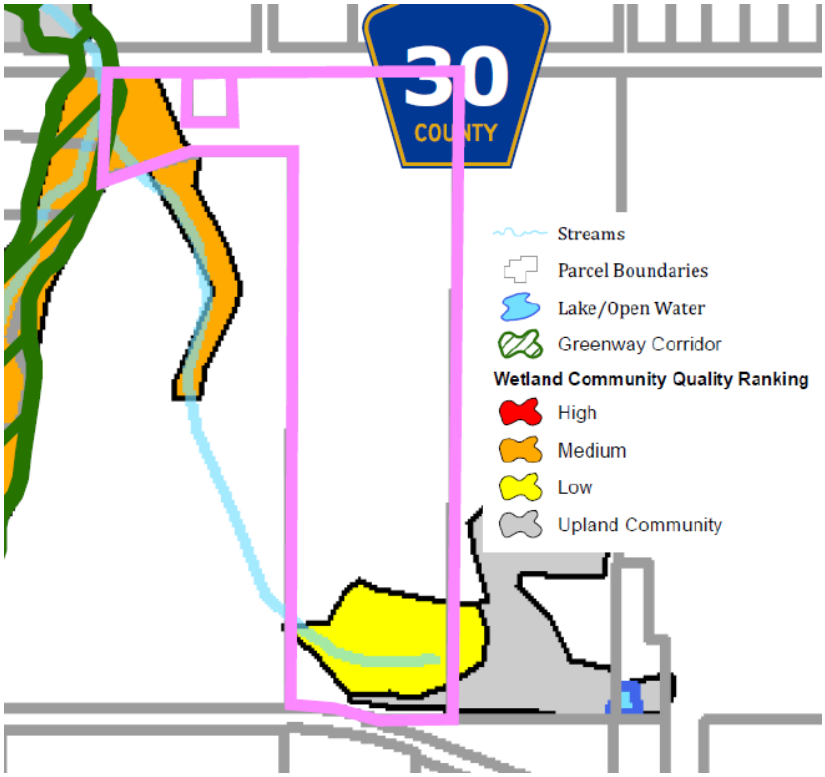


Figure 2: Natural Resources Inventory Map

4. Analysis

Staff reviewed the application for consistency with the Comprehensive Plan, Subdivision Ordinance, Zoning Ordinance, City Code requirements, and City policies. Public Safety and the City Engineer reviewed the application, and their comments are incorporated into this staff report. The detailed comments from both departments are attached as memos to this report.

A. Level of City Discretion in Decision-Making

The City's discretion in approving or denying a preliminary plat is limited to whether the proposed plat meets the standards outlined in the City's Subdivision and Zoning Ordinance. If the proposal meets these standards, the City must approve the preliminary plat.

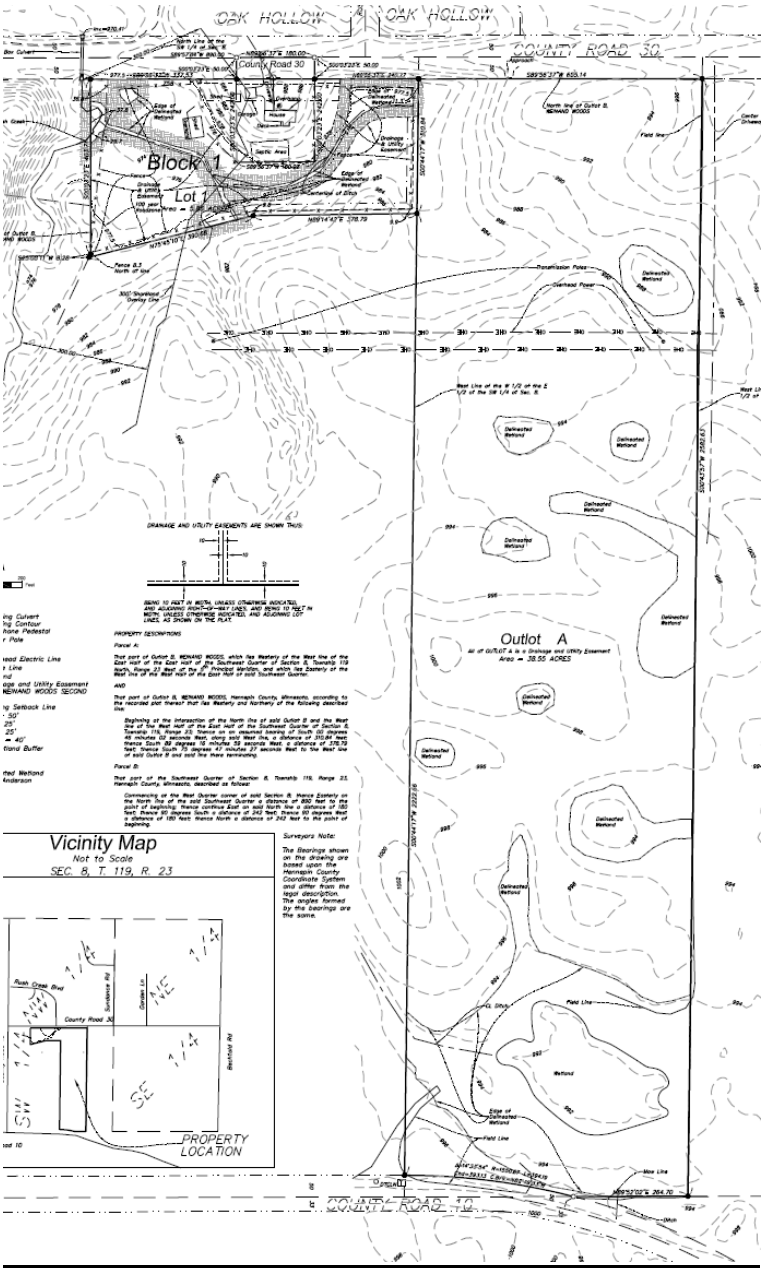


Figure 3: Preliminary Plat

Preliminary Plat

Use

The proposed subdivision would not create any additional lots or outlots. Instead, the request is simply to relocate the shared property line between the two existing parcels, which would result in a 5.86-acre single-family lot, and a 38.55-acre outlot. The continued single-family and agricultural uses are compatible with the uses permitted in the RR district.

Development Rights

The 44.41-acre site has 4 development rights. Since the proposed plat does not create any additional lots or outlots, no development rights would be used with this proposal. The applicant has indicated that all 4 development rights would remain with the outlot.

Lot Size and Standards

The site is currently zoned RR. The lot standards for the RR district are as follows:

	RR standards	Lot 1, Block 1	Outlot A
Minimum lot area	2 acres	5.86 acres	38.55 acres
Minimum lot width	200 feet	758.3 feet	655.14 feet
Minimum lot depth	300 feet	310.84 feet	2582.6 feet

As proposed, Lot 1 would be 5.86 acres in size, with a lot width of 758.3 feet and a depth of 310.84 feet. The proposed outlot would be 38.55 acres in size, with a width of 655.14 feet and a depth of 2582.63 feet. Both parcels would meet the lot size requirements of the RR district.

Setbacks

The following setbacks apply for the RR district:

Minimum Principal Structure Setbacks:	Requirements	Block 1 Lot 1
Front, from Major Roadways*	100 feet	73 ft
Front, from all other streets	50 feet	*N/A*
Front Porch (≤ 120 square feet)	40 feet	*N/A*
Side	25 feet	283 ft
Rear	35 feet	214 ft

**Major Roadways are state highways and county roads*

The single-family structure meets the minimum required setbacks from the side and rear property lines. However, the home is currently setback 73 feet from the front property line, where a 100-foot minimum setback is required. The home was constructed in 1972, prior to the adoption of the current setback standards, and its existing location is permitted as a legal non-conforming use if the two parcels remained in their existing conditions.

However, the Preliminary Plat criteria outlined in Section 930.010 Subd. 4.D.1. of the subdivision ordinance requires all new subdivisions to meet the City's Zoning Ordinance. Since the single-family structure on Lot 1 does not meet the minimum

setback requirement, a condition of approval will require the applicant to either revise the preliminary plat to meet the minimum setback requirement or obtain a variance to allow the nonconforming setback.

Accessory Structures

There are currently three accessory structures on the property, a detached garage in front of the house, a detached shed west of the garage, and a detached shed in the side yard, west of the house. The accessory structures within the plat must comply with the accessory structure standards outlined in Section 1030.030 of the Zoning Ordinance, as discussed in this section.

The proposed size of Lot 1 is 5.86 acres. The zoning ordinance allows properties of this size to have a total accessory structure footprint of 2,719 sq. ft. (not including the first 1,000 sq. ft. of attached accessory structure footprint). The detached garage has a footprint of 589 sq. ft., the detached shed west of the garage has a footprint of 409 sq. ft., and the detached shed west of the house has a footprint of 1,457 sq. ft.. The total footprint for these structures is 2,455 sq. ft., which is allowed for a lot of this size.

	Minimum Setback	Detached Garage	Detached shed (west of garage)	Detached Shed (west of house)
Front, Major Roads	100 feet	18.8 feet	33.8 feet	85.1 feet
Side	20 feet	355 feet	324 feet	225 feet
Rear	15 feet	271 feet	263 feet	208 feet

Accessory structures in the RR district are required to comply with the following minimum setback requirements: 100 feet from the front property line, 20 feet from the side property line, and 15 from the rear property line. None of the existing structures comply with the minimum front setback along County Road 30. As a condition of approval, the applicant must obtain a variance to address the nonconforming front setback or revise the preliminary plat to relocate these structures to a complaint location.

It is also worth noting that in 2017, the detached shed west of the house was approved as an agricultural building, which exempted it from the standard building permit process. As part of that exemption, the applicant signed a statement of intended use affirming that the structure would be used for agricultural purposes only, and would not be used for residential, commercial, or public use. Because the applicant intends to sell the outlot, the structure would no longer be used for agricultural purposes and therefore would not qualify as an agricultural building. As a condition of approval, the applicant must either obtain a building permit for this structure or remove the it from the property.

Streets & Access

The proposed plat would maintain the current access on County Road 30 and would not require additional access points onto the public roadways. Hennepin County's Public

Works reviewed the proposal and is supportive of maintaining the current access. However, an additional 10 feet of right-of-way must be dedicated along County Road 30 to create a 60-foot half right-of-way along County Road 30. As a condition of approval, the plat must be updated to dedicate a 10-foot-wide right-of-way along County Road 30 to accommodate the 60-foot half right-of-way. The County's memo is enclosed in this report.

With the understanding that Outlot A will retain multiple development rights, Staff identified the need to plan for an internal road network that runs parallel to County Road 30 to support future development on the south side of County Road 30. This future road network will help reduce the number of direct access points onto this expander roadway, which would improve the safety and functionality along County Road 30.

Roadway easements should align with existing access points whenever possible, provided they don't conflict with required intersection spacing. With the existing street networks north of County Road 30, a future roadway connection with Rush Creek Boulevard represents the most suitable location for a roadway easement to connect to County Road 30. As a condition of approval, the preliminary plat must be revised to include a roadway easement on Lot 1 that aligns with Rush Creek Boulevard at County Road 30 and extends to the western edge of Outlot A.

A roadway easement through Outlot A is not required as part of this preliminary plat. However, future subdivisions of Outlot A will require the dedication of an east-west roadway easement. As a condition of approval, the applicant is required to provide a ghost plat showing a potential future east-west roadway alignment that connects the dedicated roadway easement on Lot 1 to the parcel to the east (PID 08-119-23-31-0004).

Wetlands

A wetland delineation was completed in July 2026. This delineation confirmed 11 wetlands on the site, as well as a stream behind the house.

These wetlands are subject to the Wetland Overlay District (Section 1050.010), which includes wetland buffers, wetland buffer monument signs, and an additional 15' structure setback from the edge of the buffer. The size of the buffer is dependent on the quality of the wetland. The City's Natural Resources Community Quality Ranking Map identifies the majority of wetlands throughout the City and is based on the City's quality assessment of known wetlands. Wetlands not shown on this map are assumed to be of medium quality. There is a

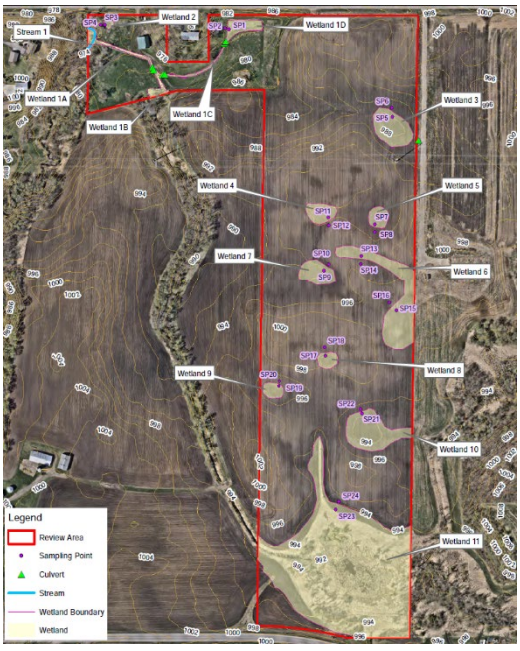


Figure 4 Wetland Boundaries per 2024 NOD

process to confirm wetland quality through the Minnesota Rapid Assessment (MNRAM) methodology, if the applicant believes that the quality needs to be reevaluated.

Only one of the wetlands is located on Lot 1 and is identified as a medium-quality wetland on the City's map. Any wetlands not identified on the Wetland Quality Ranking Map are assumed to be medium quality. As a result, the wetlands on Lot 1 will require buffers that meet the medium quality requirements, which are as follows:

Wetland Buffer Average Width	25'
Wetland Buffer Width (Min.)	20'
Wetland Buffer Width (Max.)	40'
Structure Setback From Buffer	15'
Total Buffer and Setback (Average)	40'

A condition of approval will require the applicants to submit a wetland buffer establishment plan that complies with the standards outlined in the Wetland Overlay District and the City's wetland policies. This includes the establishment of the wetland buffer strip according to the requirements of a medium quality wetland. Since the outlot is not being developed with the proposed preliminary plat, wetland buffer strips will not be required around wetlands in the outlot. However, a blanket drainage & utility easement must be provided over the entirety of the outlot. The proposed preliminary plat contains this blanket easement and is acceptable.

The proposed plat shows buffers around the wetlands identified on Lot 1. To ensure compliance with Section 1050.010, Subd. 5, a condition of approval shall require the wetland buffer establishment plat to clearly dimension the minimum and maximum wetland buffer width for each wetland. Additionally, the applicant's engineer must provide certification of the average width of the wetland buffer.

A permanent wetland buffer monument shall be installed at each lot line where it crosses a wetland buffer, and to indicate any contour of the buffer at intervals not exceeding 200 feet. As a condition of approval, the wetland buffer establishment plan must identify wetland monument locations in accordance with the requirements outlined in Section 1050.010 Subd. 7 of the Zoning Ordinance.

Utilities

The entire site is located outside the MUSA and is serviced by a private well and septic system. The existing home is serviced by a private septic and well system, which is shown on the applicant's survey. It is assumed that this system is in working condition.

Landscaping

Residential developments of less than 4 units shall not require a landscape plan but shall be required to install a minimum of one overstory tree per dwelling unit, per

Section 1060.070 Subd. 2 of the Zoning Ordinance. Since there are no additional residential units being created with this development, and there are existing trees on Lot 1, this condition has been satisfied.

Drainage and Utility (D&U) Easements

D&U easements are required along the perimeter of all platted lots. The proposed plat indicates the use of a perimeter D&U easements around lot 1, block 1, and a blanket D&U easement over Outlot A. This is consistent with the City's policies.

Parks and Trails

The 2040 Parks and Trails Map provides guidance to the City for acquiring land for parks and trails. The plan shows an existing on-road trail (painted shoulder) along County Road 30, and a proposed on-road trail along County Road 10.

5. Recommendation

Staff recommends approval of the draft resolution approving the preliminary plat for "Weinand Woods 2nd Addition", with the conditions outlined in this report.

Attachments:

1. City Engineer memo dated September 24, 2026
2. Applicant Narrative
3. Site Survey
4. Preliminary Plat
5. Hennepin County Transportation Memo dated May 11, 2026

Stantec

Memo

To:	Kevin Mattson, PE Public Works Director	From:	Steve Hegland, PE Dan Boyum, PE
Project:	Weinand Woods Second Addition Preliminary Plat	Date:	September 24, 2026

Exhibits:

This review is based on the following documents:

1. Preliminary Plat for Weinand Woods Second Addition, by Otto Associates, revision dated 7/23/26

Comments:

General

1. Consistent with the review process, a comment response letter shall be provided in which the applicant provides a written response to each of the items below
2. No site improvements to Lot 1 Block 1 are proposed with the plat.

Easements:

1. Identify on the site plan the easements associated with the overhead electrical lines through the site.
2. A 60- wide roadway easement shall be provided over Lot 1 Block 1 aligning with Rush Creek Boulevard and extending to Outlot A. Applicant could additionally adjust eastern lot line for Lot 1 Block 1 to the west to allow for future access to be encompassed by Outlot.
3. Drainage and utility easements shall fully encompass final wetland and wetland buffers.
4. Drainage and utility easements are required over floodplain.
5. The FEMA floodway shall be identified on the site plan documents and fully encompassed by drainage and utility easements.
6. With future platting of Outlot A, a 60-ft wide east-west roadway easement or right of way should be anticipated to be necessary in a location north of the large wetland complex. The easement location shall not conflict with any restrictions of existing electrical easements.
7. Applicant shall be responsible for providing right of way along County Road 10 and County Road 50 as required by Hennepin County.

Watermain/Sanitary Sewer

1. The existing home is serviced with private well and septic. Both of these facilities are identified within Lot 1 Block 1 currently.

End of Comments

City of Corcoran
County of Hennepin
State of Minnesota

October 21, 2026

RESOLUTION NO. 2026-

Motion By:
Seconded By:

A RESOLUTION APPROVING A PRELIMINARY PLAT FOR "WEINAND WOODS 2ND ADDITION" ON THE PROPERTY LOCATED AT 22939 COUNTY ROAD 30 (PIDs 08-119-23-31-0006 & 08-119-23-32-0001) (CITY FILE NO. 26-009)

WHEREAS, Kevin and Mary Weinand ("the applicant") request approval of a preliminary plat to create 1 single-family lot and 1 outlot from property described as follows:

See Attachment A.

WHEREAS, the Planning Commission reviewed the preliminary plat at a duly called public hearing and recommended approval, and;

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

1. A preliminary plat is approved, in accordance with the plans received by the City on April 20, 2026, with additional material received on July 24, 2026, except as amended by this resolution.

2. The applicant shall comply with all requirements in the City Engineer Memo dated September 24, 2026.

3. All permanent wetland buffer monument signs must be erected along the wetland buffer line as required by Section 1050.010, Subd. 7 of the Zoning Ordinance.

    a. Wetland signs must be purchased from the City.

    b. Wetland signs must be installed on treated 4x4 wooden posts.

    c. Wetland buffer signs must be installed prior to issuance of building permits.

    d. The installation of the wetland monument buffer signs according the approved plan must be certified by a registered land surveyor.

    e. Wetland buffers must be planted and inspected by the City prior to issuance of building permits unless an alternative timeline is approved by the City.

    f. The final seed mix to be used in establishing the wetland buffers must be approved by the City's wetland specialist.

    g. Where buffer areas are not vegetated or have been disturbed within the last 10 years, such buffer areas shall be replanted and maintained according to the standards in Section 1050.010, Subd. 8(C) of the Zoning Ordinance.

i. The City's wetland specialist must inspect existing wetland buffers proposed to remain to confirm the existing buffers are undisturbed and in an acceptable condition. This must be completed prior to submittal of the final plat application.

h. The minimum and maximum dimensions as well as the average width of all wetland buffers must be certified by the applicant's engineer.

i. Wetland buffer signs must be located where the buffer crosses a property line and to indicate changes in contour.

i. Wetland buffer signs can be superseded by tree preservation monument signs where tree preservation areas extend further than the wetland buffer width.

j. Spacing between wetland buffer monument signs cannot exceed 200'.

k. A planting and maintenance plan must be submitted for the wetland buffers that address site preparation, proposed maintenance practices, and when the City will be notified for inspections to be approved by the City's Wetland Specialist.

4. Prior to submittal of the final plat, the applicant must complete the following:

a. Revise the preliminary plat to show the following:

i. Revise the location of the single-family home and accessory structures to comply with the minimum front setback requirements of the RR district or obtain a variance.

ii. Remove or relocate the western-most accessory structure to comply with the RR side yard sidewall height limit, or obtain a Conditional Use Permit.

iii. Dedicate 10-feet of right-of-way along County Road 30 to accommodate a 60-foot half right-of-way.

iv. Dedication of a 60-foot-wide east-west roadway easement on Lot 1 that aligns with Rush Creek Boulevard at County Road 30, and extends to the western boundary line of Outlot A.

v. Provide a ghost plat of Outlot A showing a future east-west road alignment connecting the roadway easement on Lot 1 to the parcel to the east, PID 08-119-23-31-0004.

b. Revise the preliminary wetland buffer plan to show the following:

i. The minimum dimension of all wetland buffers.

ii. The maximum dimension of all wetland buffers.

DRAFT

iii. Certification of the average width of all wetland buffers.

iv. Wetland buffer monument signs at each contour and property line with a maximum spacing of 200' in between signs.

c. Provide a wetland buffer planting and maintenance plan that identifies the process for site preparation, maintenance practices, and when the City will be notified for inspections.

5. Drainage and utility easements shall be provided over all wetlands, wetland buffers, stormwater ponds, 100-year flood elevation, and in compliance with the Engineering Memo.

6. Drainage and utility easements shall be provided along the perimeter of all lots.

7. The development shall comply with the City's requirements regarding fire access, fire protection, and fire flow calculations, the location of fire hydrants, fire department connections, and fire lane signage.

8. The final plat shall address all conditions of approval.

9. Approval shall expire within one year of the date of approval unless the applicant has filed a complete application for approval of the final plat.

VOTING AYE	**VOTING NAY**
☐ **McKee, Tom**	☐ **McKee, Tom**
☐ **Friedrich, Michelle**	☐ **Friedrich, Michelle**
☐ **Lanterman, Mark**	☐ **Lanterman, Mark**
☐ **Nichols, Jeremy**	☐ **Nichols, Jeremy**
☐ **Vehrenkamp, Dean**	☐ **Vehrenkamp, Dean**

Whereupon, said Resolution is hereby declared adopted on this 21st day of October, 2026.

_____
Tom McKee - Mayor

ATTEST:

City Seal

_____
Debra Johnson – City Clerk

DRAFT

RESOLUTION NO. 2026-

ATTACHMENT A

Parcel A:

That part of Outlot B, WEINAND WOODS, which lies Westerly of the West line of the East Half of the East Half of the Southwest Quarter of Section 8, Township 119 North, Range 23 West of the 5th Principal Meridian, and which lies Easterly of the West line of the West Half of the East Half of said Southwest Quarter.

AND

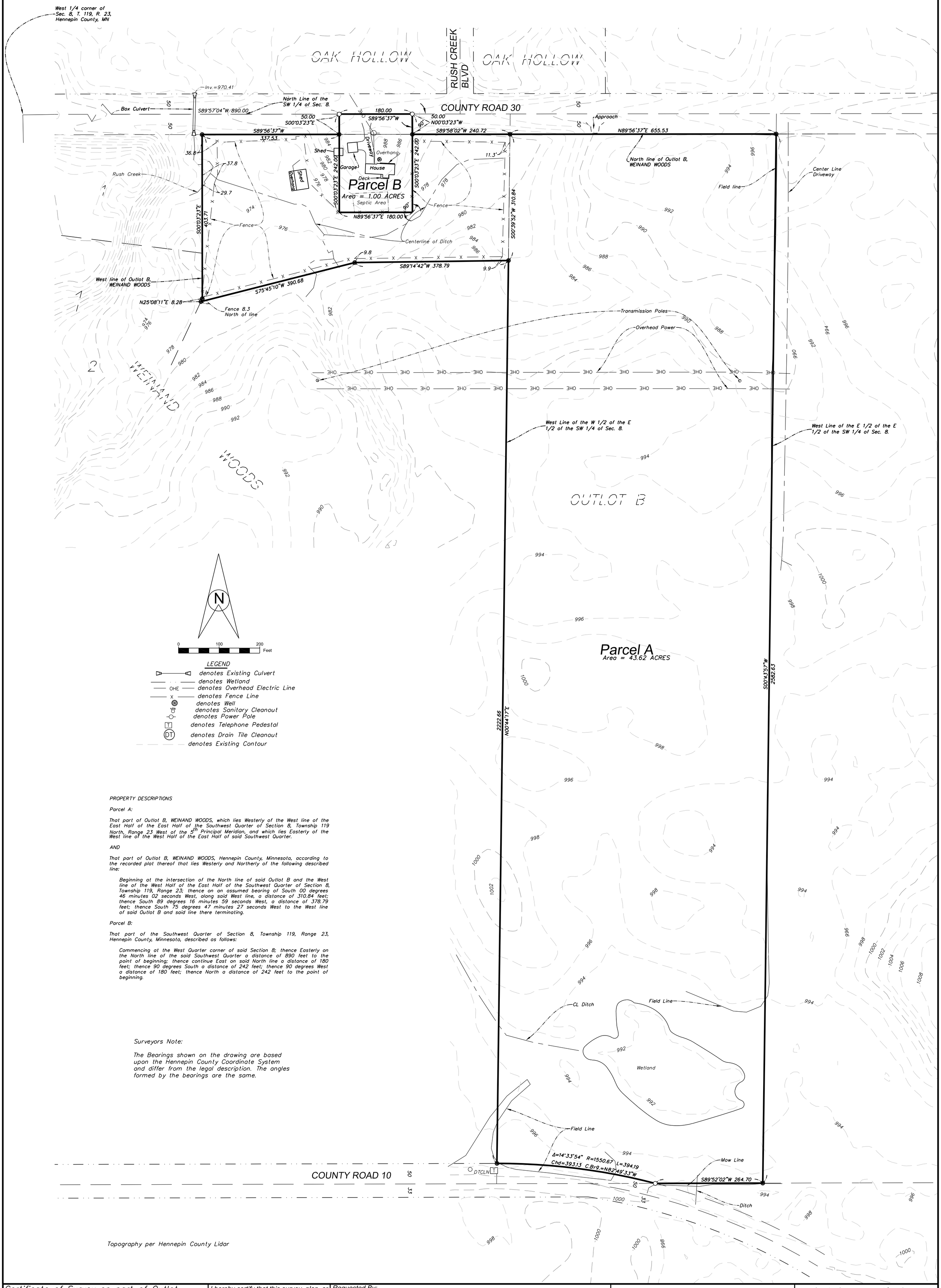
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Parcel B:

That part of the Southwest Quarter of Section 8, Township 119, Range 23, Hennepin County, Minnesota, described as follows: Commencing at the West Quarter corner of said Section 8; thence Easterly on the North line of the said Southwest Quarter a distance of 890 feet to the point of beginning; thence continue East on said North line a distance of 180 feet; thence 90 degrees South a distance of 242 feet; thence 90 degrees West a distance of 180 feet; thence North a distance of 242 feet to the point of beginning.

DRAFT

Certificate of Survey



LEGEND

- denotes Existing Culvert
- denotes Wetland
- OHE — denotes Overhead Electric Line
- X — denotes Fence Line
- (W) denotes Well
- denotes Sanitary Cleanout
- denotes Power Pole
- T denotes Telephone Pedestal
- (DT) denotes Drain Tile Cleanout
- denotes Existing Contour

PROPERTY DESCRIPTIONS

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Surveyors Note:

The Bearings shown on the drawing are based upon the Hennepin County Coordinate System and differ from the legal description. The angles formed by the bearings are the same.

Topography per Hennepin County Lidar

Certificate of Survey on part of Outlot B, WEINAND WOODS, Hennepin County, Minnesota

Revised:

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

Paul E. Otto
License #40062 Date: 4-3-26

Requested By:

KEVIN WEINAND

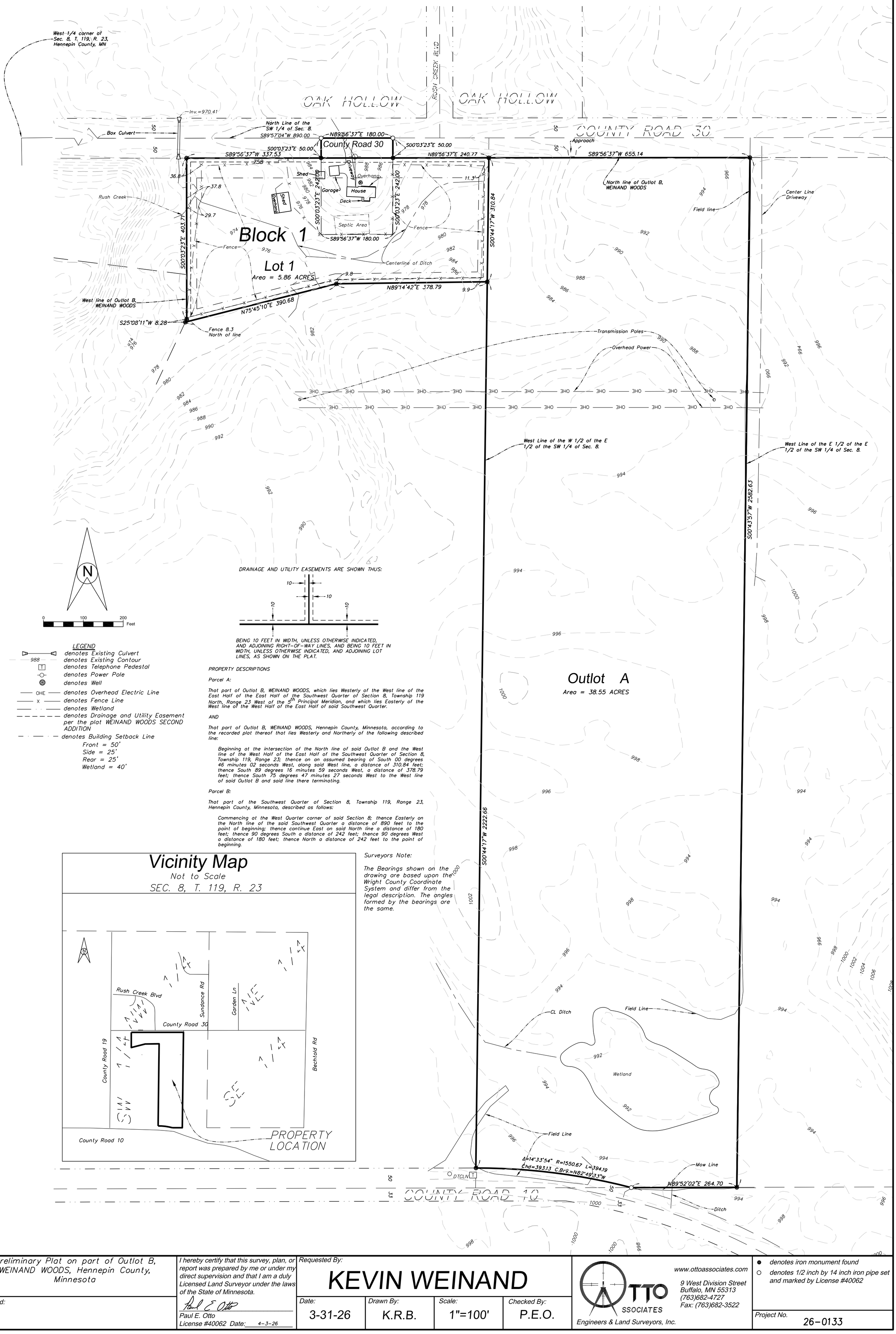
Date:	Drawn By:	Scale:	Checked By:
3-4-26	K.R.B.	1"=100'	P.E.O.

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Engineers & Land Surveyors, Inc.
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- ● denotes iron monument found
- ○ denotes 1/2 inch by 14 inch iron pipe set and marked by License #40062

Project No. 26-0133

Preliminary Plat of
WEINAND WOODS SECOND ADDITION



LEGEND

- denotes Existing Culvert
- 988 denotes Existing Contour
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- denotes Wetland
- denotes Drainage and Utility Easement per the plat WEINAND WOODS SECOND ADDITION
- denotes Building Setback Line
  - Front = 50'
  - Side = 25'
  - Rear = 25'
  - Wetland = 40'

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

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

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Vicinity Map

Not to Scale

SEC. 8, T. 119, R. 23

Surveyors Note:

The Bearings shown on the drawing are based upon the Wright County Coordinate System and differ from the legal description. The angles formed by the bearings are the same.

Preliminary Plat on part of Outlot B, WEINAND WOODS, Hennepin County, Minnesota

Revised:

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

Paul E. Otto
License #40062 Date: 4-3-26

Requested By:

KEVIN WEINAND

Date:	Drawn By:	Scale:	Checked By:
3-31-26	K.R.B.	1"=100'	P.E.O.

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Project No. 26-0133

Hennepin County

Public Works

May 11, 2026

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

Re: Preliminary Plat Review — Weinand Woods Second Addition
(received April 29, 2026)
County State Aid Highway (CSAH) 30
Hennepin County Plat Review ID #4070

Mr. Klingbeil:

Please consider the following county staff comments for the preliminary plat of Weinand Woods Second Addition in Corcoran (PIDs 0811923320001 & 0811923310006) to modify a single-family lot and one agricultural outlot.

Access: Staff support maintaining the current access as proposed on County Road 30.

Right-of-Way: Consistent with recent nearby plats and to support future transportation needs for the corridor, staff request an additional 10 feet of right-of-way dedication on CSAH 30 (for a total half right-of-way of 60 feet).

Drainage: The existing drainage patterns shall not be altered unless approved by Hennepin County. Watershed district approval and drainage calculations are required if the work alters existing patterns. The drainage, overland or through pipes, shall not exceed pre-construction rates for the 2-, 10- and 100-year events. Please ensure ordinance 22 is met: Hennepin County right of way use ordinance.

Permits: Please inform the developer that all construction within county right-of-way requires an approved Hennepin County permit prior to beginning construction. This includes, but is not limited to, driveway removal, street access, drainage and utility construction, trail development and landscaping. *Contact: Doug Heidemann, Permits Coordinator at 612-596-0336 or douglas.heidemann@hennepin.us*.

Please contact Christina Neel at christina.neel@hennepin.us or 612-596-0244 for any further discussion.

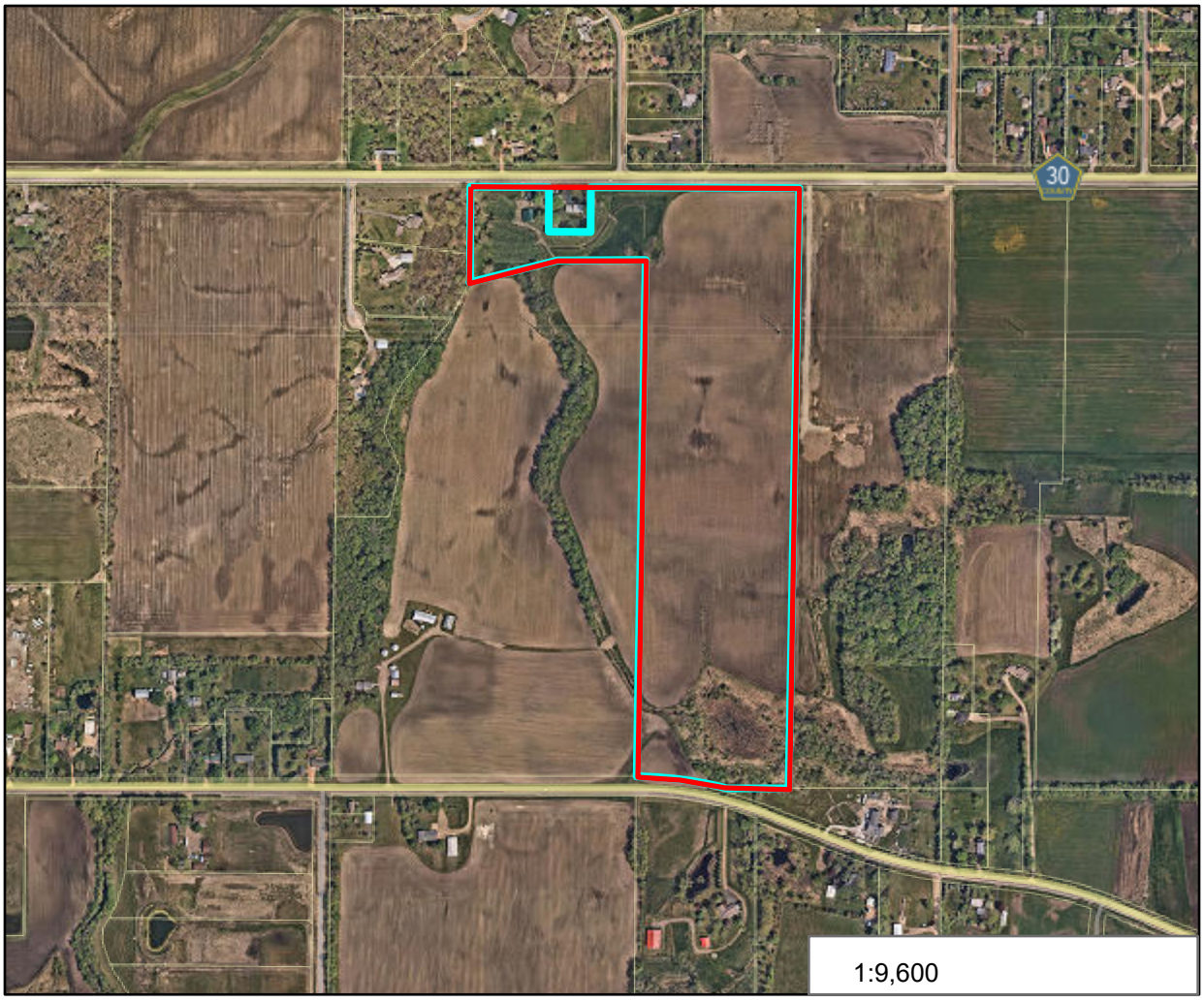
Sincerely,

Carla Stueve, PE
County Highway Engineer

Hennepin County
1600 Prairie Dr, Medina, MN 55340
hennepincounty.gov

Hennepin County Property Map

Date: 5/11/2026



PARCEL ID: 0811923310006

OWNER NAME: K T Weinand & M A Weinand

PARCEL ADDRESS: 22939 Co Rd No 30,Corcoran MN 55374

PARCEL AREA: 43.6 acres, 1,899,013 sq ft

A-T-B: Abstract

SALE PRICE:

SALE DATE:

SALE CODE:

ASSESSED 2025, PAYABLE 2026
PROPERTY TYPE: Farm
HOMESTEAD: Homestead
MARKET VALUE: $391,000
TAX TOTAL: $1,566.12

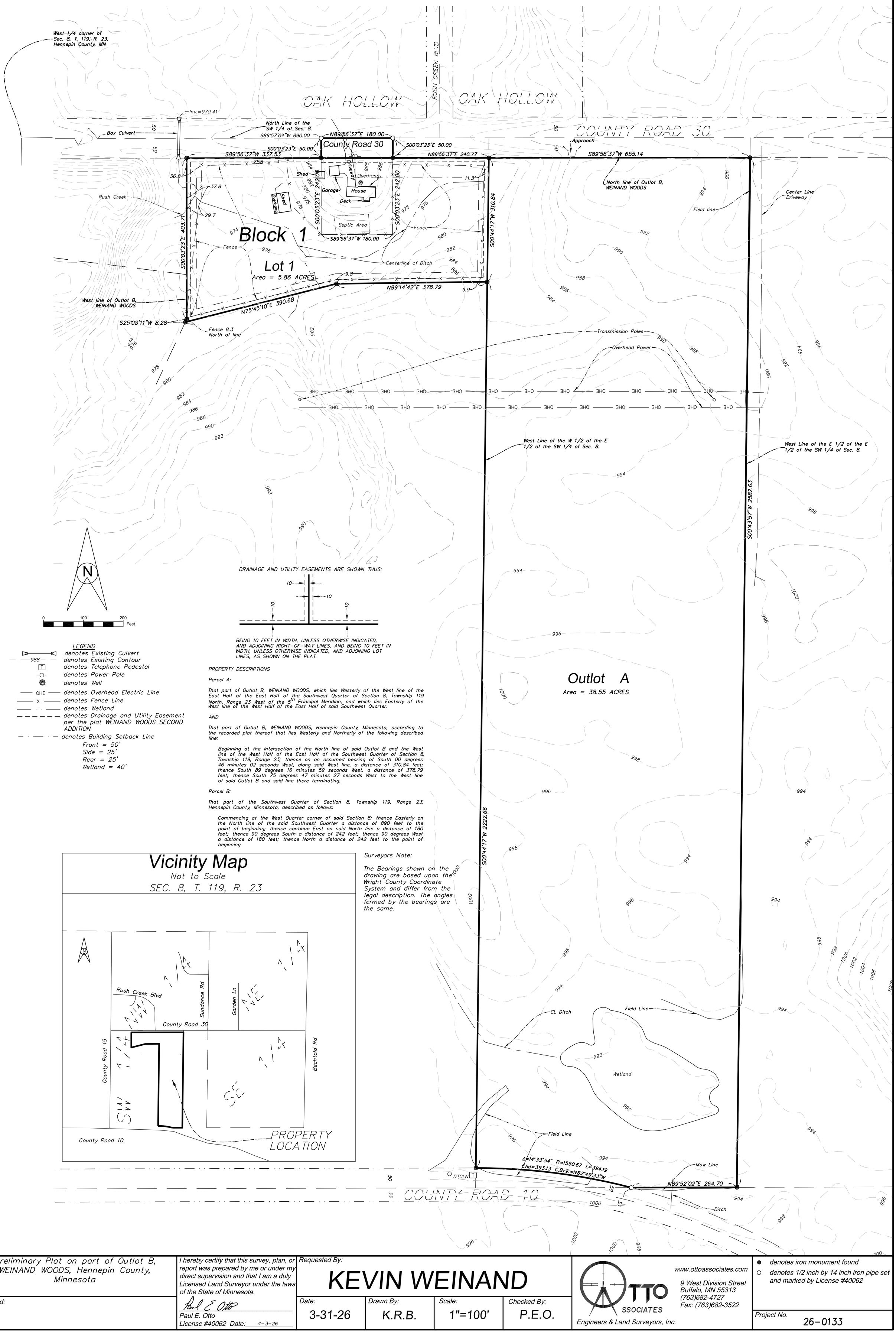
ASSESSED 2026, PAYABLE 2027
PROPERTY TYPE: Farm
HOMESTEAD: Homestead
MARKET VALUE: $403,200

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 2026

Preliminary Plat of
WEINAND WOODS SECOND ADDITION



Vicinity Map

Not to Scale

SEC. 8, T. 119, R. 23

N

0 100 200 Feet

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Preliminary Plat on part of Outlot B, WEINAND WOODS, Hennepin County, Minnesota

Revised:

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

Paul E. Otto
License #40062 Date: 4-3-26

Requested By: KEVIN WEINAND

Date:	Drawn By:	Scale:	Checked By:
3-31-26	K.R.B.	1"=100'	P.E.O.

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Project No. 26-0133

STAFF REPORT **Agenda Item: 8.a**

Council Meeting: October 1, 2026	**Prepared By:** Dwight Klingbeil, Planner
Topic: Planning Project Update	**Action Required:**

Council Action

Attachments

1. 2026-10-01 Planning Project Update.pdf

MEMO

Meeting Date: October 1, 2026

To: Planning Commission

From: Dwight Klingbeil

Re: Planning Project Update

Projects/comments in blue italics are new.

The following is a status summary of active planning projects:

1. **Springs at Corcoran Preliminary Plat, Preliminary PUD, Rezoning (PID 12-119-23-13-0007) (City File 26-001).**

   Continental 928 Fund, LLC. Request approval of a preliminary plat, preliminary Planned Unit Development (PUD), and rezoning to allow the construction of 294 market-rate rental units at 19330 County Road 30. The site is currently zoned General Mixed-Use. The applicant requests the site be rezoned to Planned Unit Development (PUD), with an underlying zoning district of GMU. *The public hearing for this item was tabled to the July 7, 2026, Planning Commission meeting. However, additional information is being prepared by the applicant to address transportation and stormwater items. The Commission voted to table the public hearing to the October 1, 2026, meeting.*

2. **Weinand Woods 2nd Addition (PID 36-119-23-32-0011) (City File 26-009).**

   Kevin and Mary Weinand requests approval of a preliminary plat to adjust the shared boundary line between the property as 22939 County Road 30, and Outlot B of Weinand Woods Addition. *This application is complete for City review and is scheduled for the October 1, 2026, Planning Commission meeting.*

3. **3019 Addition Preliminary Plat, Rezoning, Comprehensive Plan Amendment (PID 07-119-23-14-0003) (City File 26-014).**

   Craig Scherber & Associates Inc. request approval of a preliminary plat, a comprehensive plan amendment, and a rezoning to allow the development of the "3019 Addition", which would consist of 7 rural commercial lots at PID 07-119-23-14-

0003. *The Planning Commission reviewed this request during the September 3, 2026, Planning Commission meeting. After some discussion, the Commission voted to recommend denial of the Comprehensive Plan Amendment, Rezoning, and Preliminary Plat as requested. This item is scheduled for the October 8, 2026, City Council meeting.*

4. **Chastek Hemple Plat (PID 25-119-23-12-0002) (City File 26-015).**

   Emerald Rose, LLC request approval of a final plat for the development of the first phase of Chastek Hemple, which consists of 50 single-family homes on the east side of the site. As part of this request, the applicant requested approval of a variance to allow 60% garage frontage throughout the development, rather than 55%. *The Planning Commission recommended approval of the variance request during their September 3, 2026, meeting. The variance is scheduled for Council consideration at the September 24, 2026, meeting. The final plat application remains incomplete and is not currently scheduled for any upcoming meetings.*

5. **Arens Hills OS&P Final Plat (PID 31-119-23-13-0005) (City File 26-018).**

   Robb and Seth Norling request final plat approval of the first phase of the Arens Hills Open Space & Preservation Plat, which would consist of four single-family lots and two outlots at 6700 Pioneer Trail. *This application is not complete for City review and is not scheduled for any upcoming City meetings.*

6. **Freeland Garage CUP (PID 16-119-23-24-0002) (City File 26-019).**

   Jason Freeland plans to relocate the residential structure at 22005 County Road 10, which will place the existing accessory structure in the front yard. He requests approval of a Conditional Use Permit to allow the existing structure to have sidewalls exceeding the 10-foot height limit in the front yard. *This application is complete for City review and is scheduled for the September 3, 2026, City Council meeting.*

7. **Bendickson Garage CUP (PID 19-119-23-21-0011) (City File 26-020).**

   JPC Custom Homes plans to construct a new residential structure at 23525 Strehler Road, which will place the existing accessory structures in the front yard. The applicant requests approval of a Conditional Use Permit to allow the existing structure to have sidewalls exceeding the 10-foot height limit in the front yard. *This application is complete for City review and is scheduled for the September 3, 2026, City Council meeting.*

8. **Toomey Schutte Residential Concept Plan (PIDs 14-119-23-13-0001, 18-119-22-32-0001, 13-119-23-42-0001, 13-11923-31-0001, 24-119-23-22-0001, 24-119-23-12-0001, 24-119-23-11-0001, 24-119-23-40-0001) (City File 26-021)**

   Twin Cities Land Development requests Council feedback on a conceptual, multi-phased residential development that proposes 608 single-family homes on a gross land area of 505.2 acres. This application is complete for City review and is scheduled for the October 8, 2026, City Council meeting.

STAFF REPORT **Agenda Item: 8.b**

Council Meeting: October 1, 2026	**Prepared By:** Natalie Davis, Community Development Director
Topic: Economic Development Strategic Plan	**Action Required:** Discussion

Summary

Mary Bujold from Maxfield Research & Consulting will be providing an update to the City's Economic Development Strategic Plan at the October 1st Planning Commission meeting.

Council Action

Attachments

1. City of Corcoran- Draft Summary of ED Strategy.pdf

Maxfield Research & Consulting
Breaking Ground since 1983

Economic Development Strategy (Draft)
City of Corcoran, MN

This economic development strategy provides a practical framework for the City of Corcoran, Minnesota to guide growth, support existing businesses, prepare for strategic investment and strengthen long-term community resilience. It reflects Corcoran's transition from a primarily agricultural community to a rapidly growing city with expanding residential areas, business development opportunities, significant transportation needs and infrastructure planning responsibilities.

Strategic Context

Corcoran's economic development strategy should align with the City's upcoming 2050 Comprehensive Plan, development updates, land use planning, transportation corridors, utility expansion and regional growth expectations. The strategy should balance business park and industrial opportunities, rural character, housing growth, commercial services, and quality-of-life investments while coordinating with Hennepin County, the Metropolitan Council, property owners, employers, residents and neighboring communities. The strategy should build on Corcoran's strengths but consider ways to improve and maintain a high quality of life while addressing the city's need for public and private investments to support its rapid growth.

Corcoran SVOR Analysis

The following SVOR (Strengths, Vulnerabilities, Opportunities, Risks) analysis summarizes key factors shaping Corcoran's economic development strategy as the city manages rapid residential growth, critical needs for infrastructure expansion and focuses on diversifying its tax base.

Strengths	**Vulnerabilities**
• Large land area with room for planned growth, employment areas, and commercial development. • Strategic western Hennepin County location with access to regional travel corridors and neighboring employment centers.	• Relatively limited commercial and industrial tax base compared with the city's residential market value. • Infrastructure development and timing, including roads, sewer, and water, is and will continue to place pressure on business development.

• Strong rural identity, open space, wetlands, agricultural heritage, and quality-of-life appeal. • Growing residential base that can support new services, retail, restaurants and local employment. • Active comprehensive planning and development tracking processes that provide a foundation for coordinated growth.	• Limited existing concentration of retail, office and industrial space to attract follow-on investment. • Potential uncertainty for developers if zoning standards and business expectations are not clearly defined. • Growth management capacity may be strained by the pace of development review, infrastructure planning and resident engagement.
Opportunities	**Risks**
• Use planned growth areas to create a stronger balance between residential, commercial and light industrial development. • Capture demand from population and household growth by attracting daily-needs businesses and community-serving amenities. • Prepare priority business and employment sites in advance of market demand through coordinated zoning, utilities transportation and development guidance. • Collaborate closely with Hennepin County and other key stakeholders such as the Metropolitan Council on expansion support, infrastructure funding and regional access. • Differentiate Corcoran as a business-friendly community combining business readiness with rural character and environmental stewardship.	• Residential development pressure could consume land intended for future commercial or employment uses. • Infrastructure costs may increase faster than the tax base if job-producing development does not keep pace with residential growth. • Neighboring communities will continue to compete more effectively for commercial, industrial and business park investment if Corcoran does not implement a cohesive strategy. • Community opposition to certain commercial or industrial formats could delay projects without clear design and use standards. • Macroeconomic cycles, interest rates, construction costs and labor shortages may slow private investment and development absorption.

Vision

The Economic Development Strategy provides a guide for the city to achieve its Vision, whereby the expanded vision statement above further identifies the specific areas where Corcoran can achieve its current Vision.

The city's current Vision statement is:

The City of Corcoran will become a vibrant, connected community while preserving its natural character and agricultural roots

Additional characteristics and qualities are incorporated into the current Vision Statement includes the following statement.

Position Corcoran as a well-planned, business-ready and community-focused city that supports local employers and businesses, attracts compatible investment, expands the commercial and industrial tax base, preserves valued rural and natural assets and improves access to retail services, jobs, a diversity of housing and enhances amenities for residents.

Community/Stakeholder Input

Maxfield Research completed discussion sessions with residents and businesses in Corcoran regarding their input and feedback on key

When asked the question:

"What should Corcoran focus on over the next three to five years", participants provided the following responses:

- Easing Restrictions
- Parks/social/arts spaces; retail spaces; water in the north
- High-quality expansion with community focus to historical sites; not becoming Plymouth by adding mass; cheap housing developments;
- Focus on keeping property taxes low to keep legacy members
- Support existing businesses; help them to grow and support our community
- Attract new businesses to our community, creating a city center, bike paths, library, etc.; residents alone cannot sustain these significant tax increases
- Business development. Both commercial and industrial if there is interest. Promote community within our borders as much as possible.
- Housing diversity.

Stakeholders identified the following concerns about future development in Corcoran?

1) Higher property taxes
2) Getting the right types of development
3) Not enough land for development
4) Growing too fast

Stakeholders were asked to respond to this phrase.

"Corcoran should:"

- Focus on getting more businesses to come to Corcoran
- Find a meaningful way to engage residents that can keep them informed and excited about change that is coming
- Support community members that try to keep the rural feel while trying to provide an amenity and service to the community without costly time consuming hurdles
- Build out infrastructure before the expected growth occurs
- Get its own post office
- Corcoran should allow businesses to operate without imposing so many restrictions on what the business has to do to appease council members
- Work on slowing traffic on roads, add roundabouts, add more pedestrian walk paths
- Grow commercial and industrial guided properties to stabilize the tax base for residents
- Be more considerate of life long residents wanting to develop larger farm areas
- Work with current businesses to understand what will complement their businesses as Corcoran grows.

It is important to consider a business retention program to try to accommodate companies that may have outgrown their current space and want to remain in the community. Supporting new business growth and development can result in additional workers in the city who will spend money on goods and services in addition to greater revenues to the city because of higher class rates for commercial and industrial use (see below).

Strategic Goals

The following strategic goals support the input that was provided by community residents and business owners.

1. **Support existing Corcoran businesses.** Establish regular outreach to local businesses, farms, home-based businesses, contractors, industrial users, retailers, and service providers to identify needs, expansion opportunities and permitting or infrastructure barriers.
2. **Focus investment in planned growth areas.** Direct commercial, business park, light industrial and mixed-use opportunities to areas consistent with Corcoran's land use plan, transportation network and utility extension priorities.
3. **Prepare sites for job-producing development.** Advance site readiness by coordinating land use, zoning, roads, utilities, environmental review, parcel assembly and development guidance for priority employment areas.
4. **Expand commercial services for residents.** Encourage neighborhood-serving retail, restaurants, personal services, childcare, healthcare, and other amenities that reduce travel demand and improve daily convenience for Corcoran residents.
5. **Strengthen partnerships for workforce and infrastructure.** Work with Hennepin County, regional agencies, schools, workforce partners, utilities and neighboring communities to support talent access, transportation improvements, broadband, sewer, water and funding opportunities.
6. **Preserve quality of place during growth.** Integrate trails, parks, natural resources, rural character, design standards and placemaking into economic development decisions so growth enhances Corcoran's identity and long-term livability.

Commercial and Industrial Market Conditions

The following tables show the current and recent market performance for industrial, retail and medical office space for the Northwest sector of the Twin Cities. The Northwest sector of the Twin Cities includes the cities of Dayton, Maple Grove, Brooklyn Park, Rogers, Corcoran, Brooklyn Center, Robbinsdale, New Hope, Golden Valley and Crystal. Most of the market activity is concentrated in the outlying communities that border I-94.

Industrial

In 2025, there was a modest shift away from traditional multitenant space (leased) toward owner-user build-to-suit space. This occurred due to less speculative building in the market and users seeking space that best meets their operational needs. These shifts can

fluctuate depending on construction costs, available space options, mortgage interest rates and other factors.

According to Stack Industrial, a Twin Cities industrial and commercial brokerage firm, manufacturing growth remains a key driver of industrial demand despite a broader economic moderation. Manufacturing employment increased by 3,200 jobs in the Twin Cities between 2025 and 2026, raising total employment in this sector to an estimated 199,100 workers. Regional unemployment in the Metro remains below that of Minnesota and the U.S.

Active tenant requirements currently total an estimated 12.5 million square feet of space across the Twin Cities industrial market, reflecting a deep pipeline of demand entering the 2nd half of 2026. Of course, Distribution and Logistics remains the largest component at 43.5%, followed by Manufacturing & Production with 2.4 million square feet (22.7%), Consumer Retail and Recreation at 15.3% and Healthcare and Life Sciences (10.9%).

Demand remains concentrated among users most likely to drive long-term leasing and investment across the market. Demand remains concentrated in the Northwest and Southwest quadrants. The Northwest leads all other submarkets with demand strongest for Distribution & Logistics and Manufacturing and Production users. Demand in the Northwest submarket from Manufacturing users along accounts for more than 1.0 million square feet, while logistics users account for 842,500 square feet. Corcoran is more likely to capture demand in the Manufacturing sector while logistics users will continue to target cities bordering the I-94 Corridor. The Twin Cities and especially the Northwest submarket continue to remain resilient and market fundamentals are anticipated to remain strong in the near-term.

INDUSTRIAL MARKET TRENDS
NORTHWEST SUBMARKET
2nd QUARTER 2026

NW Submarket Industrial Sector	Total Multitenant Inventory 2026 (SF)	Vacancy Rate (%)			Net Absorption (SF) (Current)			2026 YTD Under Construction (SF)	2026 YTD Deliveries (SF)
		Q2 2026	Q12026	Q42025	Q2 2026	Q12026	Q42025		
Manufacturing	30,809,163	2.4	2.4	3.2	-6,597	261,722	-33,920	101,000	0
Office Showroom	11,270,206	3.6	3.2	3.7	-38553	59,019	-133,186	0	16,122
Warehouse	39,561,089	8.1	7.0	5.4	-77399	174,989	775,243	1,142,572	571,964

Sources: Colliers; Maxfield Research and Consulting

Medical Office

The regional Twin Cities health care market ended the 1st half of 2026 with rising rental rates, tight overall vacancies, active investment sales and relatively flat absorption. During

the 2nd half of 2026, commercial brokers expect to continue to see active leasing, pressure on rental rates and high investment sales velocity.

Off-campus vacancy rates were lower than on-campus vacancy rates. Off-campus vacancy rate increased just slightly to 6.5% while the on-campus vacancy rate rose to 8%, pushed higher by some on-campus locations with vacancy rates well above 10%.

Medical office development remained limited through the 1st half of 2026 and no new developments broke ground during this period. Lack of available space is particularly evident in the high-growth suburban markets of Maple Grove and Lakeville/Apple Vally, where expanding health care providers have few modern space options. Two major hospital expansion projects totaling more than 1.0 million square feet are underway, reinforcing long-term healthcare investment in the region.

In the northwest, Maple Grove (120,000 SF) had no vacancy and no availability for on-campus space in either the 2nd half of 2025 or the 1st half of 2026. In the 2nd half of 2025, Summit Orthopedics opened an 80,000 SF building in Plymouth on Hwy 55.

Retail

Twin Cities Metro-wide retail vacancy rate improved to 5.8% in 2nd Quarter 2026, with suburban vacancy at 5.5% versus 13.3% for urban vacancy. Tenant demand is currently being driven by fitness, education and service sectors leading move-ins. While outcomes are increasingly shaped by location and asset competitiveness, there are opportunities to capitalize on limited supply in markets with strong demand.

Most current construction activity remains tied to freestanding buildings, strip centers, neighborhood centers and mixed-use projects as large centers have become less desirable.

RETAIL MARKET TRENDS
NORTHWEST SUBMARKET
2nd QUARTER 2026

Retail Sector	Total Multitenant Inventory 2026 (SF)	Vacancy Rate (%)			Net Absorption (SF) (Current)			2026 YTD Under Construction (SF)	2026 YTD Deliveries (SF)
		Q2 2026	Q12026	Q42025	Q2 2026	Q12026	Q42025		
NW Suburban	14,207,510	4.3	4.2	4.5	-27,857	62,433	9,886	179,000	89,889

Sources: Colliers; Maxfield Research and Consulting

Maxfield Research & Consulting
Breaking Ground since 1983

Commercial and Industrial Market Opportunities

Short-Term

Industrial Manufacturing/Production

Build-to-Suit
Multitenant
Medium to Large Size Users
Consider expansion options for existing industrial businesses
Locations currently zoned for light industrial use or mixed-use adjacent to light industrial that could be rezoned
Focus on locations in MUSA with options for appropriate locations outside of the MUSA (i.e. Emerging Development Node 4 – Co Rds 10/30, east of Co Rd 19; Development Node 6 – Hwy 55 and)
Users that have location criteria that allow a further distance from I-94 interchange

Medical Office

Single-User
Multitenant
Small to Medium Size Users
Proximity to Senior Housing and concentrated areas of residential development
Consider freestanding urgent care center/walk-in clinic (3,500 to 8,000 SF)

Retail Goods and Services

Freestanding Users
Convenience-oriented (gas, convenience store)
Food and Beverage
Fitness/Recreation/Entertainment (Indoor)
Traffic Volumes at or above 9,000 AADT daily, but will vary based on user and proximity to rooftops

Long-Term

Industrial Manufacturing/Production

Build-to-Suit
Medium to Large Size Users
Increase the amount of land zoned for industrial development on key corridors with consideration of planning for sufficient infrastructure to accommodate new

development
Target agricultural land within the MUSA that can be zoned for light industrial
Development (expand land available)

Medical Office/Office

Build-to-Suit
Medium Size Clinic Buildings, HMO and/or hospital affiliations
Clustered with other sites for retail and offices
Specialty clinics

Retail Goods and Services

As rooftops and employment increase, opportunities will increase for retail cluster development (concentrations of commercial retail at key nodes and high traffic areas)

Core Downtown and New Downtown Center (Mixed-Use)
Redevelopment and New Development
Planning for post-Co-Rd 10 improvements

Tax Capacity and Tax Levies

Tax capacity reflects the taxable value of property in the city and is a key indicator of how much local revenue can be generated to support services, infrastructure and public investments. A large and growing residential base in Corcoran increases overall market value but this is offset by a relatively limited commercial and industrial tax base, which places more pressure on homeowners when public service and infrastructure costs rise faster than higher tax-capacity development (commercial and industrial).

Tax Levies are the dollars collected by the City and other taxing jurisdictions to funds operations, debt service, infrastructure, public safety, parks, roads and other community needs.

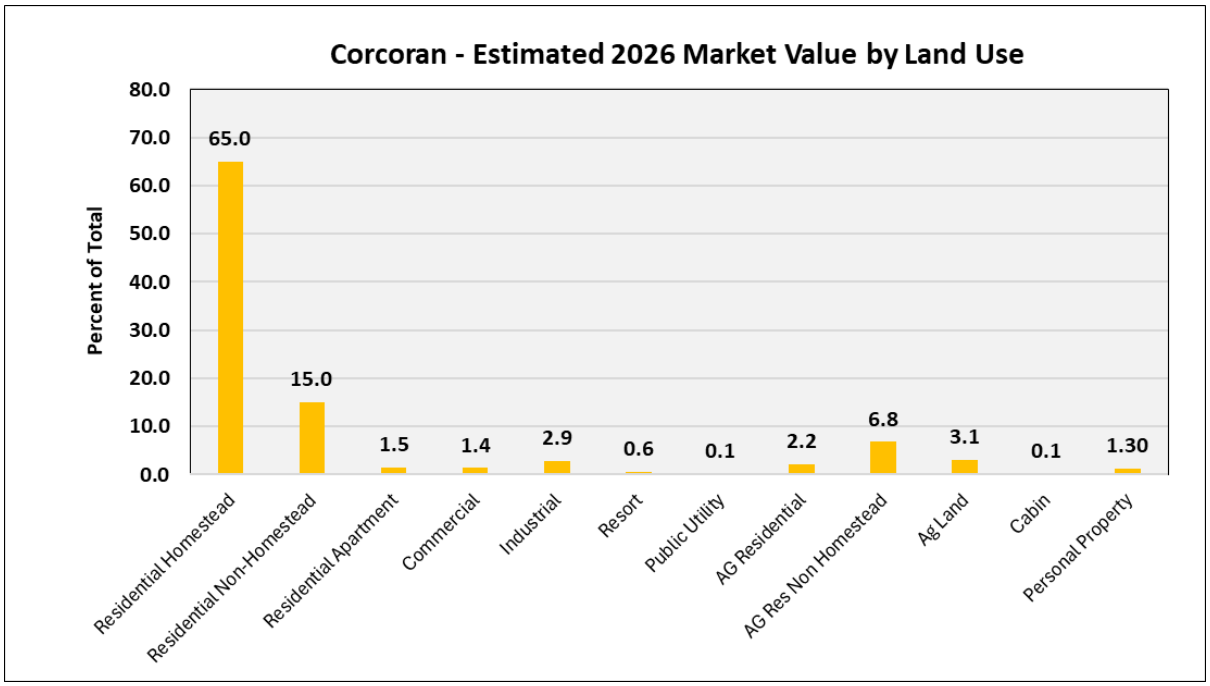
As Corcoran grows, levy decisions need to balance maintaining service levels, funding infrastructure expansion, supporting investments that broaden the city's long-term tax base as well as manage impacts on residents. Reducing tax levies or supporting an approach of suppressing tax increases in a strong expansion phase will result in an eventual reduction in services and a greater long-term cost to the city to "catch up" to its infrastructure and service needs (i.e. public safety, roads, water/sewer, office space, etc.)

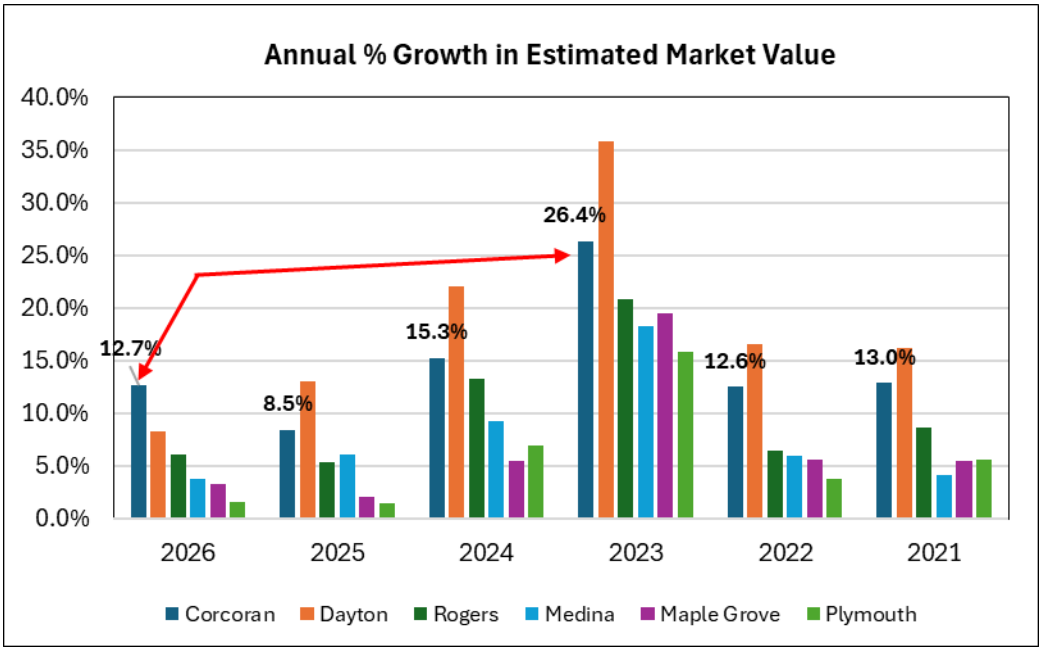
The following charts show 1) a comparison of EMV (Estimated Market Value) as of 2026 for Corcoran and 2) a comparison percent of EMVs for various land use categories between Corcoran and adjacent cities.

According to the 2026 Hennepin County Assessment Report, Corcoran's median single-family home value for tax purposes climbed to $582,200 from $542,000 in 2025. This is an increase of 7.4%. The median single-family home market value is listed at $595,000 based on year-to-date sales in Corcoran as compiled by Hennepin County. Ten-year construction totals of new homes added in Hennepin County communities saw the following ranking:

10-Year New Home Construction Totals	
Dayton	2,234
Plymouth	1,925
Corcoran	1,571
Rogers	1,262
Maple Grove	1,223

Source: Hennepin County 2026 Assessment Report





Percent growth in EMV often tracks the market values for varying classes of property. Strong market demand and high property appreciation increases the percent growth in estimated market value. While a higher residential EMV often produces more revenue for the City, with significant residential development, it also places a higher burden on municipal services, increasing city costs to provide adequate services primarily to residents and also to businesses.

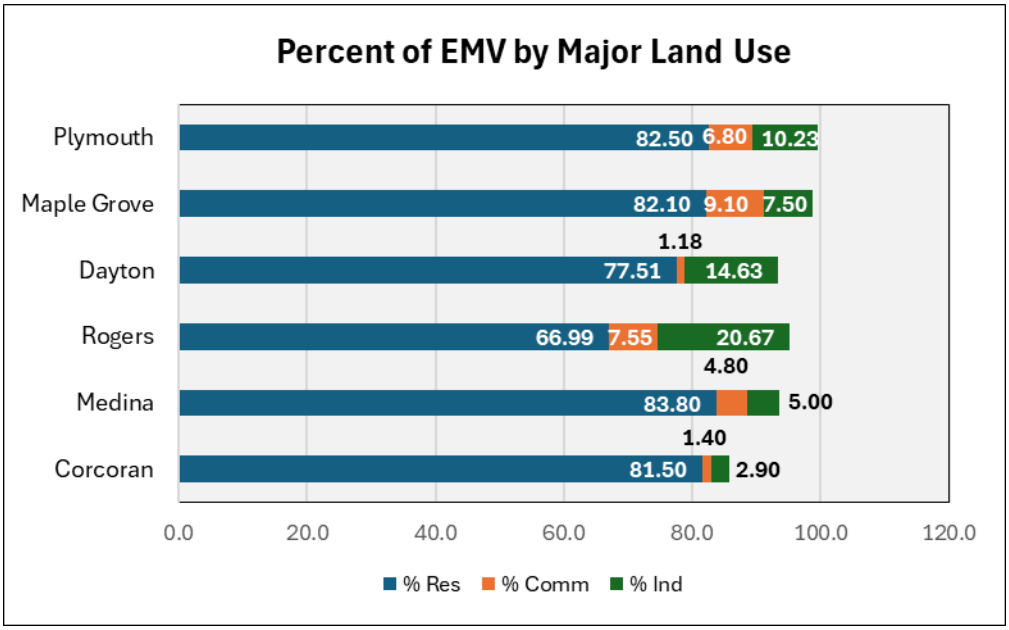
A community with a less balanced residential versus commercial base will continue to face cost increases to maintain the same level of services over time.

Percent of Estimated Market Value by Land Use Comparison
2026

	Corcoran	Medina	Rogers	Dayton	Maple Grove	Plymouth
	Percent of EMV					
Residential Homestead	65.00	63.90	53.75	64.27	66.00	65.00
Residential Non-Homestead	15.00	18.10	8.18	11.75	9.50	9.90
Residential Apartment	1.50	1.80	5.06	1.49	6.60	7.60
Commercial	1.40	4.80	7.55	1.18	9.10	6.80
Industrial	2.90	5.00	20.67	14.63	7.50	10.23
AG Res Homestead	2.20	0.90	0.56	0.86	0.00	0.00
AG Res Non Homestead Land	6.80	1.30	1.22	1.64	0.00	0.10
AG Land	3.10	2.50	1.72	2.25	0.30	0.10

Note: Some smaller categories not included; therefore percentages do not total to 100.0

Sources: MN Department of Revenue; Hennepin County

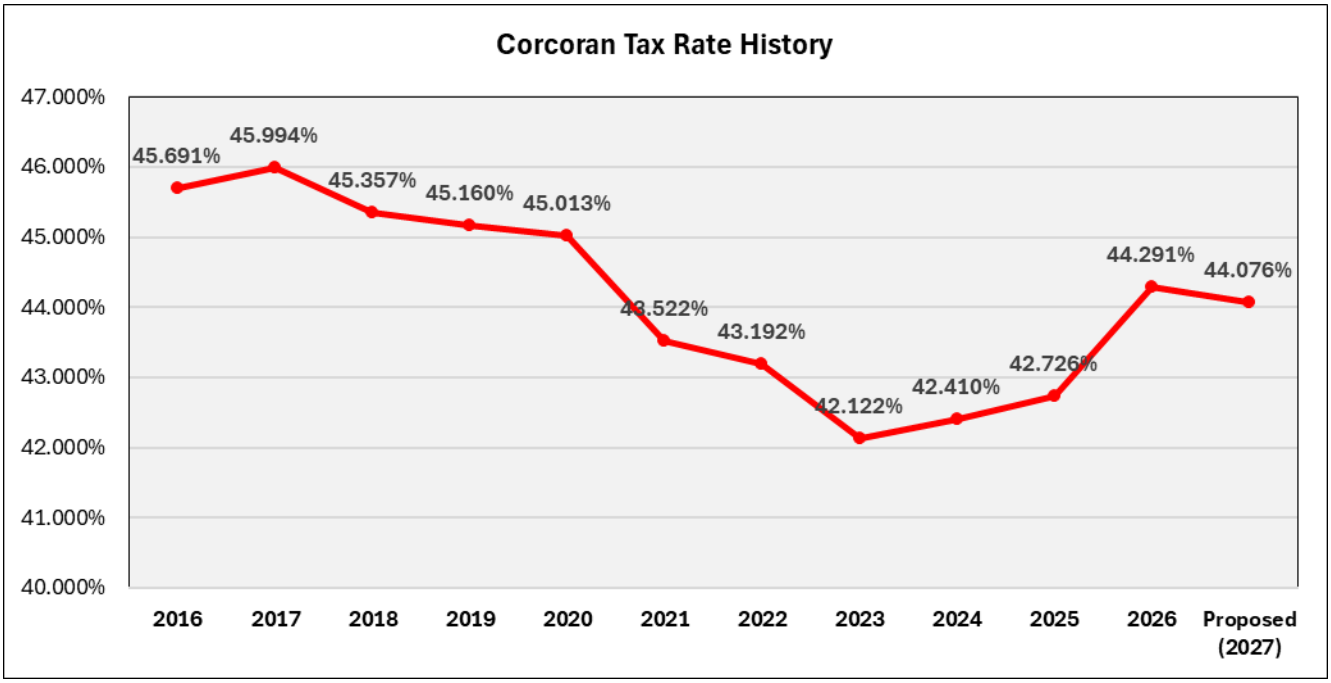


In the economic development strategy, tax policy is directly connected to the need for:

- Diversifying the tax base beyond residential growth
- Supporting existing commercial, business park and light industrial areas for future growth and identifying new locations to add to this land use base
- Aligning infrastructure costs with future tax base growth
- Tracking whether new development helps reduce pressure on residential taxpayers while maintaining an appropriate level of services to the community's base.

Tax Rate History

The chart below shows the tax rate history for Corcoran from 2016 through 2026, with the current proposed tax rate for 2027. The proposed 2027 tax rate is slightly lower than 2026 but reflects and is indicated to account for the projected next year expenditure needs. The tax rate in Corcoran decreased each year beginning in 2017 through 2023 and then increased modestly in 2024 and 2025, with a much larger increase in 2026. The proposed 2027 tax rate is modestly lower than for 2026, but does not reflect significant cap ex or bonding expenses. Corcoran's taxable capacity has continued to rise substantially over the past 10 years (230% from 2016 through 2026), while its tax rate has fallen.



Corcoran's tax rate compares favorably to nearby communities, but Corcoran's tax rate falls more heavily on residential homeowners as the proportion of residential value is the highest in Corcoran as compared to other nearby communities such as Maple Grove, Plymouth, Rogers and Dayton. Pressure on the demand for local services, fire, public safety, public works (infrastructure) and planning will continue to rise in the city, which is on a growth trajectory. Although the ***rate*** of population and household growth may not remain the same over the next 20 years, projections to 2050 show moderate to strong growth in population and households. Current employment in Corcoran has already

surpassed the 2030 employment total originally projected through the Metropolitan Council's 2050 "Imagine 2050" forecasts.

Tax Rates for 2026

Homestead Property

Estimated Market Value (EMV) is set by the county assessor and is based on the actual market value.

Homestead Market Value Exclusion (HMVE) – subtracted from EMV (2026 thresholds: $38,000 max exclusion; $0 exclusion at $517,200+ EMV)

The Net Tax Capacity (NTC) is then multiplied by the consolidated tax capacity rate for your city, school district, and other special districts. This rate is typically 100%–140% of tax capacity in Hennepin County, depending on location.

Homestead Market Value Exclusion (HMVE)

The statutory homestead class rate for 2026–2027 in Hennepin County is **1.00% / 1.25%**, but your actual tax bill depends on your city, school district and other levies, which can push the effective rate into the 1.1%–1.4% range.

Commercial/Industrial Property Tax

Minnesota also levies a uniform statewide property tax, but it applies only to commercial-industrial property (28.313% of net tax capacity for taxes payable 2026)

Example of Property Taxes Payable Based on EMV

Corcoran Residential Homestead

2026 EMV		
Median EMV	$582,200	
1st $500,000	1.00%	$5,000
Above $500,000	1.25%	$1,028
Max Value for Exclusion	$517,200 (no exclusion thereafter)	
Total Property Tax (Base)		$6,028

Commercial/Industrial

2026 EMV		
Median EMV	$13,360,000	
1st $150,000 EMV	1.00%	$133,600
Above $150,000 EMV	$1.50%	$198,150
Total Property Tax (Base)		$331,750

Number of Residential Units to Cover a Commercial/Industrial Development valued at the above level: 55 homes

Level of Services Provided to Residential Versus Commercial/Industrial

The residential classification triggers a broader set of municipal obligations because:

- Housing is a core community function, so cities invest in amenities and services that improve quality of life for residents (parks, sports fields, walking trails, libraries).
- Residential properties are often the primary tax base for funding these services, so the city's role is to collect, allocate and manage property tax revenue to deliver essential public services and infrastructure that benefit residents.
- Commercial properties are primarily economic drivers, so the city's role is to regulate and support their operations rather than provide extensive public amenities.

Key Differences in Service Delivery

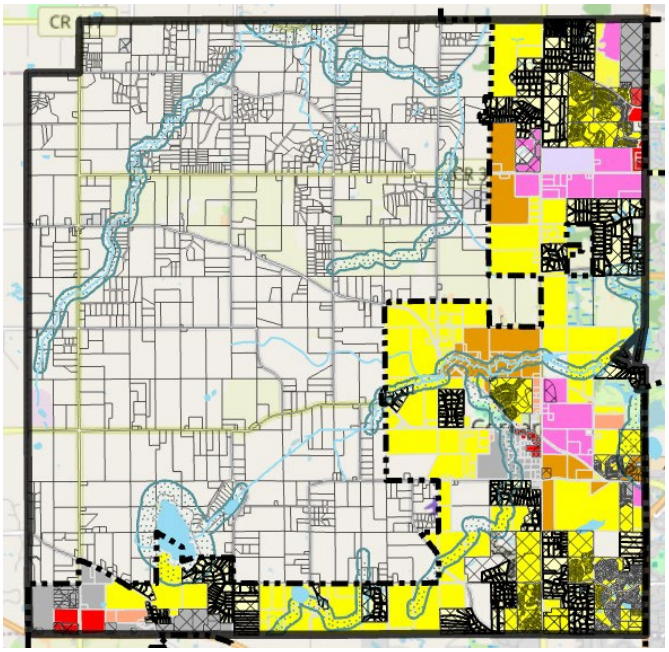
1. **Permitting & Regulation**
    - Residential: fewer departments involved, shorter review cycles.
    - Commercial/Industrial: multi-department review (building, fire, health, ADA) can add 30–90 days.
2. **Service Frequency & Intensity**
    - Residential: higher frequency of street cleaning, snow removal, and public safety presence.
    - Commercial/Industrial: service focus shifts to business operations, traffic flow, and safety compliance.

3. **Cost vs. Revenue Balance**
    - Residential: often net cost to the municipality.
    - Commercial/Industrial: often net revenue, offsetting other service costs.
4. **Risk & Safety Priorities**
    - Residential: emphasis on pedestrian safety, fire prevention, and community well-being.
    - Commercial/Industrial: emphasis on business continuity, hazard control, and compliance with occupational safety standards.

Land Use Considerations

Corcoran Basic Facts

- Population: 8,764 per City estimate for 2024
- Size
    - 36.08 square miles
    - 21,915.11 gross acres
    - 16,856.91 net acres
- Undeveloped Acres in MUSA (net)
    - Residential: 2,120.67
    - Mixed Use: 417.31
    - Commercial: 126.13
    - Business Park: 72.89
    - Industrial: 237.80
    - **Total: 2,974.80**



At this time, it is projected that there is sufficient land available in the MUSA to accommodate growth to reach the 2050 population and household projections. However, most of the land is zoned low density to medium-density residential. The pink areas are mixed-use support commercial development, while the red areas light industrial. Given current market conditions, there is a lag in the development of commercial uses while the City builds out its residential base and additional commercial development is in proximity (Maple Grove). Industrial is much less prevalent and industrial demand has remained strong, supporting a potential rezoning of some mixed use parcels to industrial use in

appropriate locations to increase the balance between residential values and industrial values for tax purposes.

Priority Initiatives

Initiative	Purpose	Lead Partners
Corcoran Business Retention and Expansion Program	Conduct structured outreach to existing businesses and property owners to understand needs, expansion plans, workforce concerns, and infrastructure barriers.	City Council, city staff, business owners, regional chamber of commerce and other business organizations
Priority Employment Area Readiness	Reaffirm existing and identify other business park, industrial and commercial sites that can align with the 2050 Comprehensive Plan, zoning, transportation access and utility planning. Consider some rezonings where applicable	City, landowners, developers, utilities, county and regional partners
Commercial Services Attraction Strategy	Recruit and support businesses that meet resident needs, including restaurants, daycare, healthcare, retail, personal services and professional offices.	City, brokers, property owners, developers, small business partners
Infrastructure and Transportation Coordination	Align economic development priorities with sewer, water, local and county roadway investments that support ongoing and orderly growth.	City, Hennepin County, Metropolitan Council, utilities.
Small Business and Home Occupation Support	Clarify permitting, licensing and technical assistance resources for entrepreneurs, home-based businesses, contractors and local service providers.	City, small business assistance providers, lenders, nonprofit partners
Quality-of-Place Investment Framework	Integrate parks, trails, open space, rural character, streetscape and design considerations into economic development and redevelopment decisions.	City, parks and trails partners, residents, developers, community organizations

Suggested Implementation Approach

Implementation involves a 24-month Corcoran economic development action plan that assigns ownership to City elected leaders with oversight and coordination by City staff and identifies priority business outreach targets, confirms near-term and long-term development targets along with land use planning, and infrastructure coordination needs and establishes a reporting process for City Council, City staff and community stakeholders. The strategy should be reviewed annually and coordinated with current development proposals, capital improvement planning for growth, comprehensive planning updates (2050 plan) and funding opportunities through regional and State organizations.

24-Month Implementation Plan

The following 24-month plan translates the strategy into near-term and long-term actions that can be led by City Planning Commission and City Council with implementation by City staff (additional staff will be needed to undertake and implement this program) and will involve regular interaction and coordinated efforts with property owners, businesses, regional partners and community stakeholders (residents).

Timeframe	Key Actions	Lead Partners	Deliverables and Milestones
Months 1–6: Organize and Establish Baseline	• Confirm priority economic development geographies, including planned commercial, business park, industrial, mixed-use, and infrastructure-dependent growth areas. • Compile/Present baseline data on population growth, business inventory, tax	City Administrator, Planning and Community Development staff, Public Works, Finance, City Council liaison, Hennepin County and regional partners as appropriate	• Adopted 12-month work plan framework. • Baseline economic development dashboard. • Priority geography map or list. • Initial outreach contact list. • Update to City Council.

	base, land supply, utility service areas, transportation access, housing growth, and commercial service gaps. • Review zoning, development standards, comprehensive plan guidance, and current development activity for alignment with economic development goals. • Identify a first round of businesses, landowners, developers, and partner organizations for outreach.		
Months 7–10: Engage and Diagnose	• Launch business retention and expansion outreach with existing businesses, farms, contractors, home-based businesses, commercial property owners, and employment-area landowners.	City staff, business owners, landowners, development community, Hennepin County, Metropolitan Council, utilities, small business	• Business and property owner engagement summary. • Update SVOR findings. • Preliminary list of infrastructure and site-readiness barriers. • Priority business needs and support opportunities.

	• Conduct targeted conversations with brokers, developers, utilities, Hennepin County, Metropolitan Council, and transportation partners about site readiness and infrastructure constraints. • Document permitting, zoning, infrastructure, broadband, workforce, and financing barriers identified through outreach. • Refine the SVOR findings based on stakeholder input.	support partners	• Update to City Council.
Months 11–15: Prioritize and Prepare	• Identify top priority employment, commercial, and mixed-use sites for near-term planning, infrastructure coordination, or development guidance. • Prepare a site-readiness checklist	City staff, Public Works, Planning Commission as applicable, landowners, developers, county and regional partners, utilities, lenders and business	• Priority site-readiness matrix. • Target business and service attraction list. • Funding and partnership opportunities memo. • Recommended near-term policy or zoning refinements.

	addressing zoning, utilities, access, environmental considerations, parcel configuration, broadband, and development review requirements. • Define target business categories for resident-serving commercial services and job-producing development. • Identify potential funding tools, grants, partnerships, or policy actions that could support infrastructure, site readiness, small business assistance, or quality-of-place improvements.	assistance providers	• Update to City Council.
Months 16–24: Act and Institutionalize	• Advance selected quick-win actions, such as clearer business assistance materials, improved development guidance, targeted business	City Administrator, City staff, City Council, Planning Commission as applicable, Hennepin County, Metropolitan	• Quick-win implementation actions completed or underway. • Annual economic development report. • Year 2 priority recommendations.

	recruitment outreach, or infrastructure coordination steps. • Prepare a draft annual economic development report summarizing outreach, investment activity, site-readiness progress, infrastructure coordination, and performance measures. • Establish an annual business outreach schedule and internal coordination process between planning, public works, finance, administration, and Council reporting. • Recommend Year 2 priorities based on findings, partner commitments, funding opportunities, and Council direction.	Council, utility partners, business and development partners	• Ongoing performance dashboard and reporting schedule. • Presentation to City Council.

Performance Measures

- Number of Corcoran business retention visits completed
- Jobs created or retained within the city
- Acres or parcels advanced toward site readiness in planned employment areas
- Commercial, business park, or industrial square footage approved, built, or occupied
- Private investment supported through development approvals or partnerships
- Number of small businesses, home occupations, or entrepreneurs assisted
- Infrastructure or transportation projects advanced that support economic development
- New resident-serving commercial services added
- Grant, loan, tax base, or outside funding dollars leveraged

Suggested Action Steps

1. Identify and confirm the City of Corcoran's priority economic development geographies, including planned commercial, business park, industrial and mixed-use areas. Identify areas where rezoning and/or upzoning could occur to increase the proportion of commercial/industrial land available for development in locations that support market demand.
2. Launch a business and property owner engagement process focused on expansion needs, development barriers and desired City support.
3. Increase public engagement with residents to communicate ED strategy benefits to the community.
4. Convert the SVOR analysis to an objective strategy addressing growth pressure, infrastructure timing, rural character, commercial service gaps and regional market position.
5. Create a 12-month implementation work plan with responsible parties, target dates, funding opportunities, and regular reporting to the City Council.

Building and Implementing the Strategy

Making an investment in building and implementing the strategy will require the following resources:

Time (Elected Officials, City Staff, Businesses, Residents)

Financial Resources (Hiring of additional staff (a minimum of 2 FTEs) to focus on finalizing and implementing of the ED Strategy Plan); this segment includes expansion of city offices

as there is no available space to accommodate additional staff. Current staff does not have the capacity to devote to this effort.

Ongoing Community and Business Relationship Building (a coordinated effort intended to support the Strategy to benefit the long-term health of the City by):

- Engaging with property owners in a collaborative approach toward sustainable development
- Promoting Corcoran as a business-oriented community
- Focusing on development proposals that will support growth through sustainable development
- Increasing the amount of land available for commercial/industrial development, again to balance land use.

Long-Term Outcomes

- Reducing tax burden on the residential base
- Create a higher revenue base while mitigating increased demand for city services
- Increase retail services desired by residents and businesses
- Balance long-term fiscal health of the city

STAFF REPORT **Agenda Item: 9.a**

Council Meeting: October 1, 2026	**Prepared By:** Dwight Klingbeil, Planner
Topic: Commissioner Liaison Calendar	**Action Required:**

Council Action

Attachments

1. Commissioner Liaison Calendar.pdf

Commissioner Liaison Calendar

Suggested City Council Meetings:

10/8/2026	10/22/2026	11/12/2026	11/23/2026	12/10/2026	1/14/2027
Brummond	Hargreaves	Kozicky	Scherber	Zachman	Brummond