Corcoran Planning Commission Agenda
November 5, 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. October 1, 2026, Planning Commission Meeting Minutes
6. **Unfinished Business**
   a. PUBLIC HEARING. Springs at Corcoran Preliminary Plat, Rezoning & Preliminary PUD
7. **New Business**
   a. Weinand Woods 2nd Addition Variance
8. **Reports/Information**
   a. Planning Project Update
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: November 5, 2026	**Prepared By:** Seth Gellman. Community Development Administrative Assistant,
Topic: October 1, 2026, Planning Commission Meeting Minutes	**Action Required:** Approval

Council Action

Attachments
1. 2026-10-01 Planning Commission Minutes Draft.docx

Corcoran Planning Commission Minutes
October 1, 2026 - 7:00 pm

The Corcoran Planning Commission met on October 1, 2026, in Corcoran, Minnesota. Five 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, Hargreaves, Kozicky, Scherber, and Zachman

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 Kozicky, seconded by Brummond, to approve the agenda as presented for October 1, 2026, Planning Commission Meeting.

Voting Aye: Brummond, Hargreaves, Kozicky, Scherber, and Zachman

(Motion passed 5:0)

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

Kevin Pumarlo 10009 Jack Pine Lane, addressed the Commission regarding roadways.

Kimm, Svoboda, 19570 102nd Place, addressed the Commission regarding trails.

5. **Minutes**

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

Voting Aye: Brummond, Hargreaves, Kozicky, Scherber, and Zachman

(Motion passed 5:0)

6. **Unfinished Business**

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

i. **Staff Report**

Planner Klingbeil presented the Staff Report.

ii. **Public Hearing**

DRAFT

Motion: Made by Brummond, (no second was made), to table the Springs at Corcoran Preliminary Plat, Rezoning & Preliminary PUD to the November 5, 2026, Planning Commission meeting.

Voting Aye: Brummond, Hargreaves, Kozicky, Scherber, and Zachman

(Motion passed 5:0)

7. New Business

a. Weinand Woods 2nd Addition Preliminary Plat

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, Hargreaves, Kozicky, Scherber, and Zachman

(Motion passed 5:0)

iii. **Commission Discussion & Recommendation**

The Commission discussed agenda item 7.a.

Motion: Made by Brummond, seconded by Zachman, to recommend approval of the Weinand Woods 2nd Addition Preliminary Plat.

Voting Aye: Brummond, Hargreaves, Kozicky, Scherber, and Zachman

(Motion passed 5:0)

8. Reports/Information

a. Planning Project Update – Information Only
b. Economic Development Strategic Plan
Mary Bujold, Maxfield Research and Jim Prosser, Prosser Public Strategies, presented the draft Economic Development Strategic Plan to the Commission.

The Commission discussed agenda item 8.b.

9. Commissioner Liaison Calendar

a. Commissioner Liaison Calendar
The Commission discussed agenda item 9.a.

10. Adjournment

DRAFT

Motion: Made by Zachman, seconded by Scherber, to adjourn the October 1, 2026, Planning Commission meeting.

Voting Aye: Brummond, Hargreaves, Kozicky, Scherber, and Zachman

(Motion passed 5:0)

The meeting adjourned at 8:30pm.

Seth Gellman

Submitted by Seth Gellman, Community Development Administrative Assistant

DRAFT

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

Council Meeting: November 5, 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 December 3, 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: November 5, 2026	**Prepared By:** Dwight Klingbeil, Planner
Topic: Weinand Woods 2nd Addition Variance	**Action Required:**

Summary
Kevin & Mary Weinand, the applicants, request approval of a variance to allow the existing residential home, detached garage, and accessory building to remain in their existing locations, which is within the front setback area 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 variance for reduced front yard setback for the existing single-family home and three accessory buildings.

Council Action
Recommendation

Attachments
1. 2026-11-05 PC Report - Weinand Woods Variance.pdf

STAFF REPORT

Planning Commission Meeting: November 5, 2026	**Prepared By:** Dwight Klingbeil
Topic: Weinand Woods 2nd Addition Variance (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 a variance to allow the existing residential home, detached garage, and accessory building to remain in their existing locations, which is within the front setback area at 22939 County Road 30 (subject property PIDs 08-119-23-31-0006 & 08-119-23-32-0001).

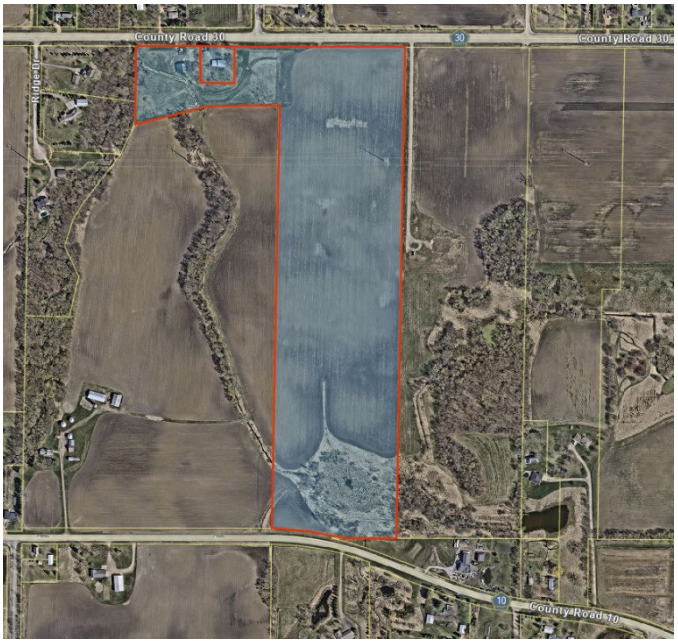


Figure 1: Property Location

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.

On October 24, 2026, the City Council approved the preliminary plat for Weinand Woods 2nd Addition, subject to the condition that the principal and accessory structures either be relocated to comply with the RR district's minimum front setback requirements or receive approval of a variance.

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.

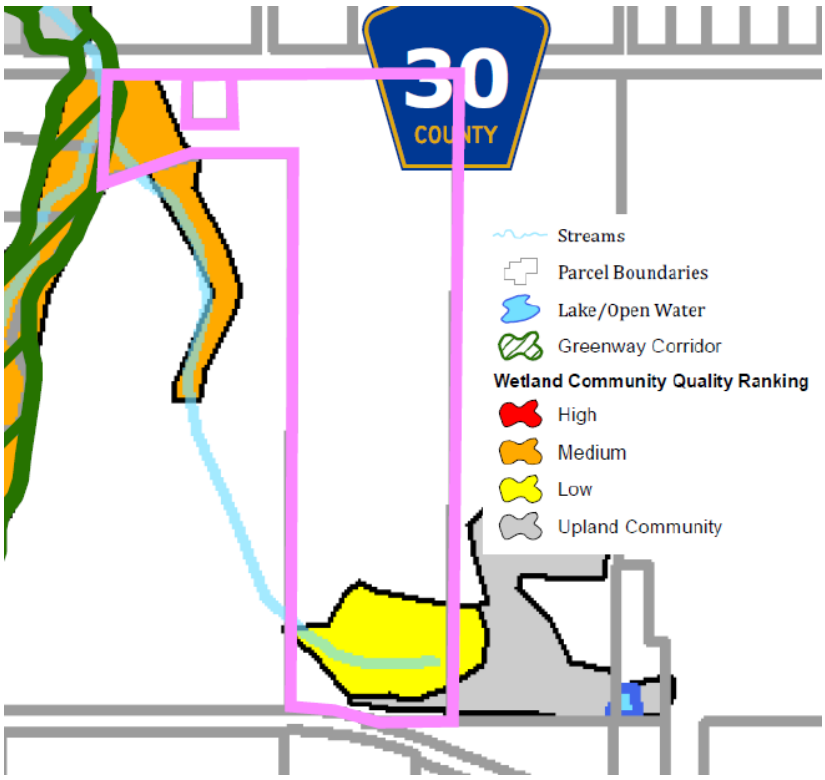


Figure 2: Natural Resources Inventory Map

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 has a higher level of discretion in approving or denying a variance, as the burden of proof is on the applicant to show that the variance standards have been met. Conditions may be applied to mitigate the impact of granting the variance.

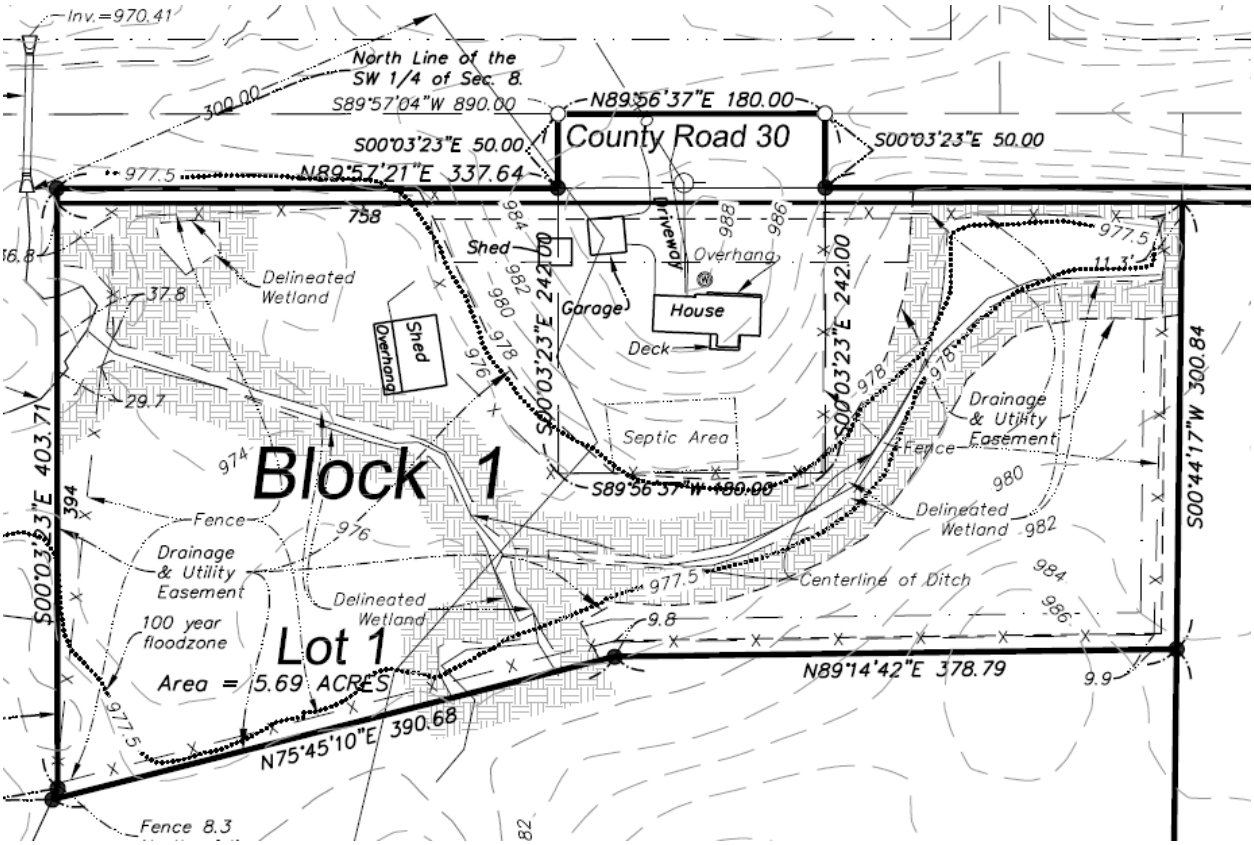


Figure 3: Lot 1 of Weinand Woods 2nd Addition Preliminary Plat

B. Variance

Setbacks

The following setbacks apply for the RR district:

Minimum Principal Structure Setbacks:	Requirements	Block 1 Lot 1
Front, from Major Roadways*	100 feet	63 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.

If the final plat is approved, Hennepin County will require dedication of 10 feet of right-of-way along County Road 30. This dedication would reduce the principal structure being setback to approximately 63 feet from the front property line.

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 to the preliminary plat required the applicant to either revise the preliminary plat to meet the minimum setback requirement or obtain a variance to allow the nonconforming setback.

Accessory Structure Setbacks

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	8.8 feet	23.8 feet	75.1 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 and are legal non-conforming structures. A condition of approval of the preliminary plat required the

applicant to either relocate the structures to a compliant location or obtain a variance to maintain the nonconforming locations.

It is worth noting that the detached garage would only be setback ~8.8 feet from the front property line, which falls within a drainage and utility easement. If a variance is approved to allow this structure to remain in its current location, a condition of approval shall require the applicant to enter into an encroachment agreement with the City.

Variance for reduced principal structure setbacks

The required principal structure setback from frontages along County Road 30 is 100 feet. The applicant requested a variance to allow a 63-foot setback from the front property line, which would allow the existing structure to remain in its current location. The burden of proof is on the applicant to show that all variance standards from Section 1070.040 Subd. 2.B. are met with their request.

A. *That there are practical difficulties in complying with the Zoning Ordinance.*

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.*

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

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

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

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

There are practical difficulties in complying with the Zoning Ordinance. The conditions upon which the variance is sought were not created by the landowner, as the principal structure was constructed in 1972, prior to the establishment of the current setback requirements, and complied with the standards in place at that time. Granting the variation will not alter the essential character of the locality, as the home has existed in its current location for 54 years. The proposed variance would be in harmony with the general purposes and intent of the ordinance and is consistent with the uses anticipated in the Rural/Ag Residential land use category of the Comprehensive Plan.

Variance for reduced accessory structure setbacks

The required accessory structure setback from frontages along County Road 30 is 100 feet. Currently, there are three accessory structures within that minimum front yard setback area. The applicant requested a variance to allow a reduced setback for all three structures, to allow them to remain in their current locations. The burden of proof is on the applicant to show that all variance standards from Section 1070.040 Subd. 2.B. are met with their request.

A. *That there are practical difficulties in complying with the Zoning Ordinance.*

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.*

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

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

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

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

The conditions for this variance request were not created by the applicant, as the accessory structures were constructed prior to the establishment of the current setback requirements and met the necessary setback requirements in place at the time of construction. The circumstances are unique to this property, as the parcel is bifurcated by wetlands, limiting the amount of accessible upland to relocate the structures.

The granting of this variation will not alter the essential character of the locality, as all three structures have existed in their current locations without harm to the character of the area for several years. If granted, the variance would maintain an existing condition for structures that are compatible with the types of uses anticipated for Rural/Ag Residential land use guidance.

5. Recommendation

Staff recommends approval of the draft resolution approving the variance for reduced front yard setback for the existing single-family home and three accessory buildings.

Attachments:

1. Draft Resolution 2026- Approving the variance for an existing principal structure and three existing accessory structures within the minimum front setback area
2. Site Survey
3. Preliminary Plat
4. Hennepin County Transportation Memo dated May 11, 2026

RESOLUTION NO. 2026-

Motion By:
Seconded By:

APPROVING A VARIANCE FOR AN EXISTING HOME AND THREE ACCESSORY STRUCTURES AT 22939 COUNTY ROAD 50 (PID 08-119-23-31-0006) (CITY FILE 26-009)

WHEREAS, Kevin and Mary Weinand ("the applicant") requested approval of a variance to allow a single-family residential structure and three accessory structures to remain within the minimum setback area of the front yard on the property legally described as follows:

See Attachment A

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

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

1. A variance is approved to allow an existing accessory structure to remain within the minimum setback distance of the front yard as shown on application materials and plans received by the City on April 20, 2026, with additional information received on July 24, 2026, and October 21, 2026, except as amended by this resolution.

2. The applicant must comply with all conditions in the City Engineer's Memo dated September 24, 2026.

3. A variance is approved from Section 1050.020 Subd. 5.C. to allow an existing single-family residential structure to remain in a location that is within the minimum front yard setback area of the Rural Residential District subject to the finding that the applicable criteria in Section 1070.040 (Variances) of the Corcoran Zoning Ordinance has been satisfied. Specifically:

    a. There are practical difficulties in complying with the Zoning Ordinance. The single-family residential home was constructed in 1972 and complied with the minimum setback requirements of that time. Letting the structure remain in the same location as it has for 54 years is a reasonable use of the property. The requested variance is primarily motivated in the applicant's desire to adjust their property lines and is not primarily based on economic considerations.

    b. The conditions upon which the petition is based are unique to this property and are not caused by the landowner. Since the construction of the home in 1972, County Road 30 has expanded as well as the level of traffic on County Road 30. This expansion has resulted in an increased front yard setback requirement. The placement of the house in relation to the lot lines predates the setbacks required in the Zoning Ordinance.

c. The granting of the variation will not alter the essential character of the locality. The structure has existed in its current location for over 50 years without harm to the surrounding area.

d. The granting of the variation is consistent with the type of structures anticipated for the Rural/Ag Residential land use guidance.

e. The approval of the variance is subject to the other items in this resolution and applicable conditions.

4. A variance is approved from Section 1050.020 Subd. 5.C. to allow three existing accessory structures to remain in locations that are within the minimum front yard setback area of the Rural Residential District subject to the finding that the applicable criteria in Section 1070.040 (Variances) of the Corcoran Zoning Ordinance has been satisfied. Specifically:

   a. There are practical difficulties in complying with the Zoning Ordinance. The accessory structures were constructed prior to the establishment of the current setback requirements. Letting the structures remain in the same location as it has for years is a reasonable use of the property. The requested variance is primarily motivated in the applicant's desire to adjust their property lines and is not primarily based on economic considerations.

   b. The conditions upon which the petition is based are unique to this property and are not caused by the landowner. The placement of the house in relation to the lot lines predates the setbacks required in the Zoning Ordinance. Additionally, the site is bifurcated by wetlands, which constrains the buildable area and limit the amount of feasible locations to relocate all three accessory structures.

   c. The granting of the variation will not alter the essential character of the locality. The structures have existed in their current locations for several years without harm to the surrounding area.

   d. The granting of the variation is consistent with the type of structures anticipated for the Rural/Ag Residential land use guidance.

   e. The applicant must enter into an encroachment agreement to allow the detached garage to remain in the drainage and utility easement.

   f. The approval of the variance is subject to the other items in this resolution and applicable conditions.

5. The applicant shall record this resolution with Hennepin County and provide proof of recording to the City.

6. Approval shall expire within one year of the date of approval unless the applicant commences the authorized use and completes the required improvements.

RESOLUTION NO. 2026-

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 12th day of November, 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

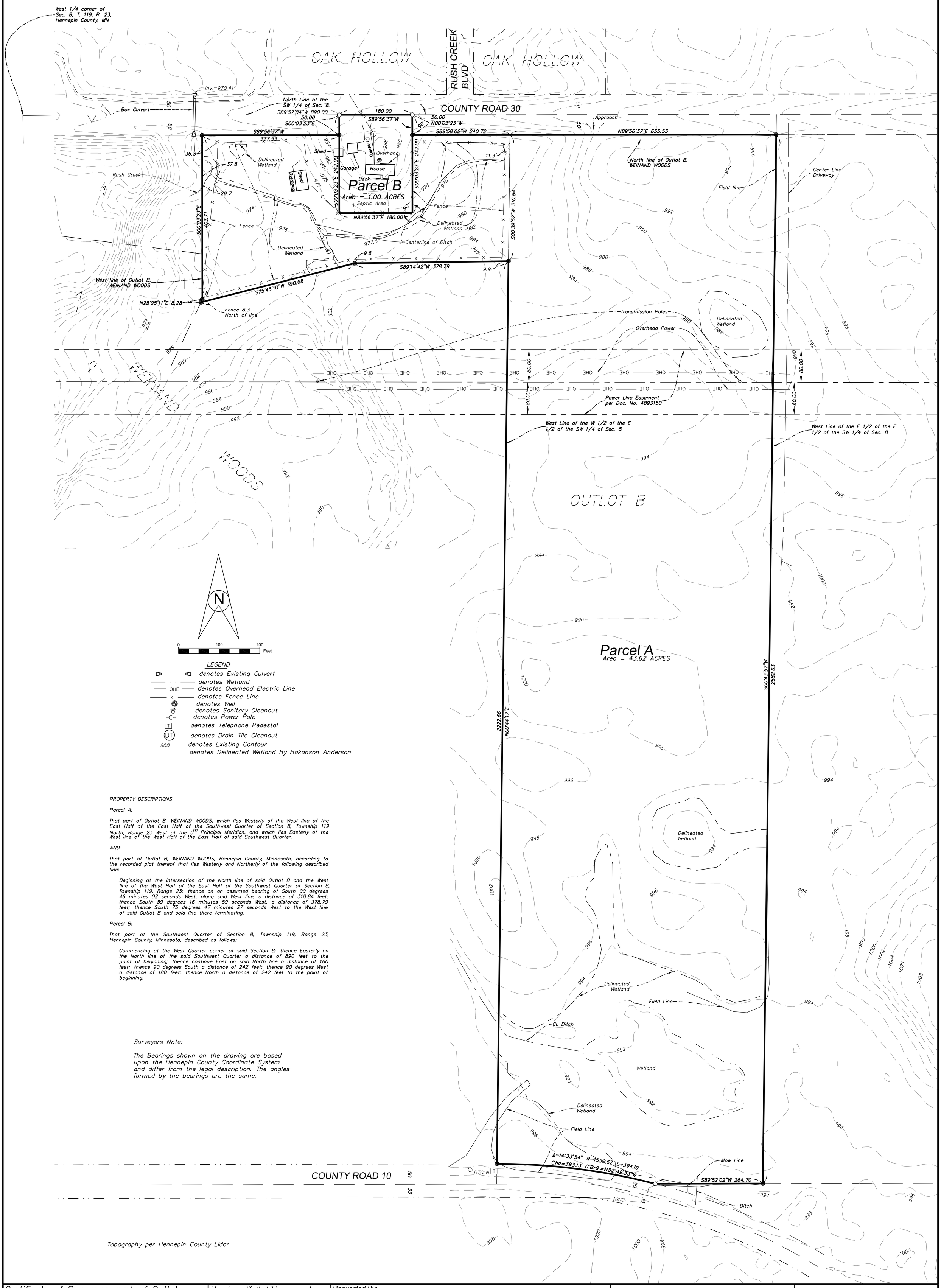
That part of Outlot B, WEINAND WOODS, Hennepin County, Minnesota, according to the recorded plat therof that lies Westerly and Northerly of the following described line: Beginning at the intersection of the North line of said Outlot B and the West line of the West Half of the East Half of the Southwest Quarter of Section 8, Township 119, Range 23; thence on an assumed bearing of South 00 degrees 46 minutes 02 seconds West, along said West line, a distance of 310.84 feet; thence South 89 degrees 16 minutes 59 seconds West, a distance of 378.79 feet; thence South 75 degrees 47 minutes 27 seconds West to the West line of said Outlot B and said line there terminating.

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
- 988 — denotes Existing Contour
- denotes Delineated Wetland By Hakanson Anderson

PROPERTY DESCRIPTIONS

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

That part of Outlot B, WEINAND WOODS, Hennepin County, Minnesota, according to the recorded plat thereof that lies Westerly and Northerly of the following described line:

Beginning at the intersection of the North line of said Outlot B and the West line of the West Half of the East Half of the Southwest Quarter of Section 8, Township 119, Range 23; thence on an assumed bearing of South 00 degrees 46 minutes 02 seconds West, along said West line, a distance of 310.84 feet; thence South 89 degrees 16 minutes 59 seconds West, a distance of 378.79 feet; thence South 75 degrees 47 minutes 27 seconds West to the West line of said Outlot B and said line there terminating.

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.

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:
10-13-26 - K.R.B. - Wetlands

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

Paul E. Otto
License #40062 Date: 10-19-26

Requested By:
KEVIN WEINAND

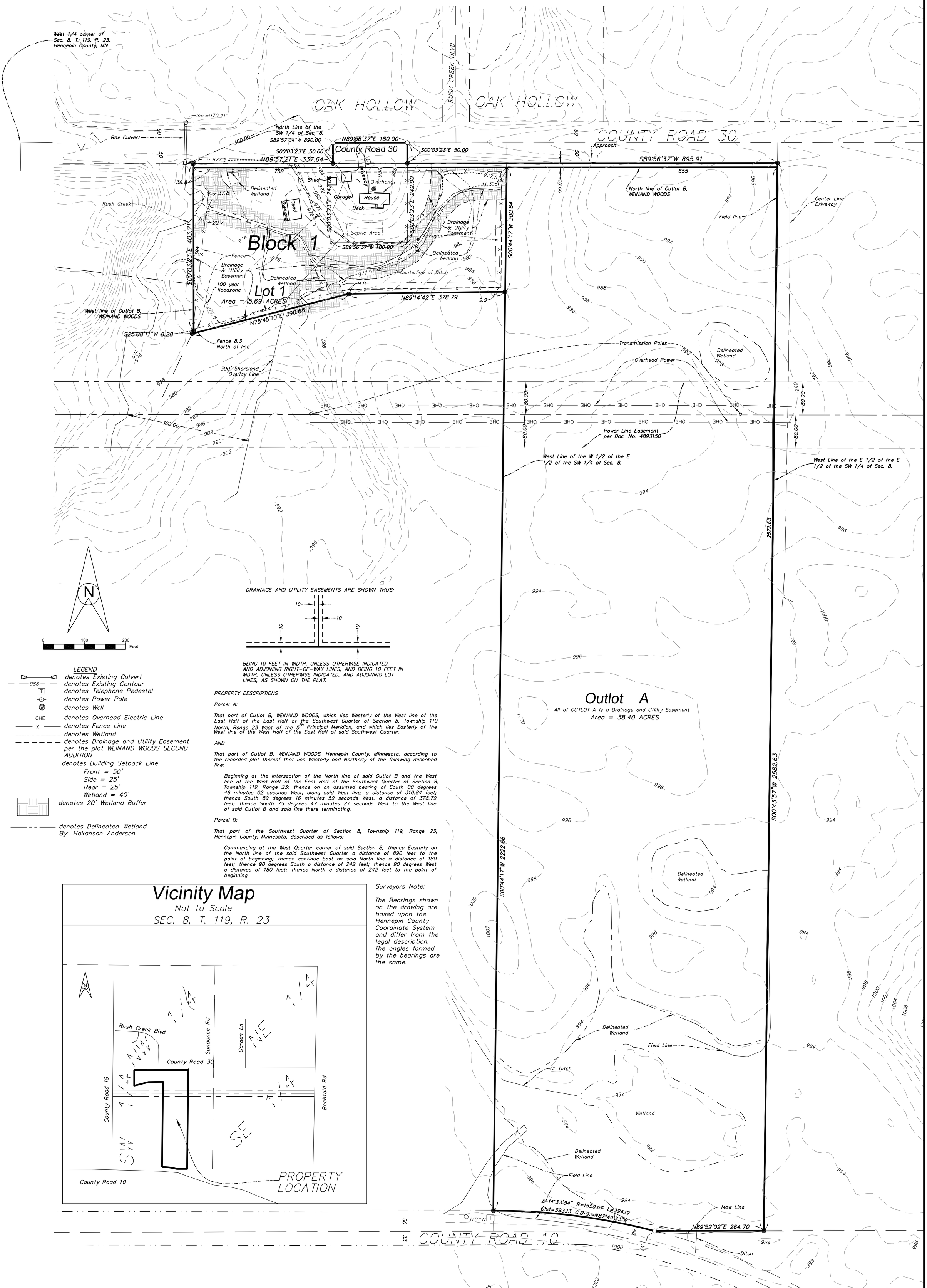
Date:	Drawn By:	Scale:	Checked By:
3-4-26	K.R.B.	1"=100'	P.E.O.

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

- 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
- T denotes Telephone Pedestal
- denotes Power Pole
- W denotes Well
- OHE denotes Overhead Electric Line
- X denotes Fence Line
- 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'
- denotes 20' Wetland Buffer
- denotes Delineated Wetland
  By: Hakanson Anderson

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.

PROPERTY DESCRIPTIONS

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

That part of Outlot B, WEINAND WOODS, Hennepin County, Minnesota, according to the recorded plat thereof that lies Westerly and Northerly of the following described line:

Beginning at the intersection of the North line of said Outlot B and the West line of the West Half of the East Half of the Southwest Quarter of Section 8, Township 119, Range 23; thence on an assumed bearing of South 00 degrees 46 minutes 02 seconds West, along said West line, a distance of 310.84 feet; thence South 89 degrees 16 minutes 59 seconds West, a distance of 378.79 feet; thence South 75 degrees 47 minutes 27 seconds West to the West line of said Outlot B and said line there terminating.

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.

Vicinity Map

Not to Scale

SEC. 8, T. 119, R. 23

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.

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

Revised:

7-23-26 – Delineated Wetland – K.R.B
10-13-26 – Delineated Wetland – K.R.B
10-16-26 – City Revisions – K.R.B.

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

Paul E. Otto
License #40062 Date: 10-16-26

Requested By:

KEVIN WEINAND

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

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

- ● denotes iron monument found
- ○ denotes 1/2 inch by 14 inch iron pipe set and marked by License #40062

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.

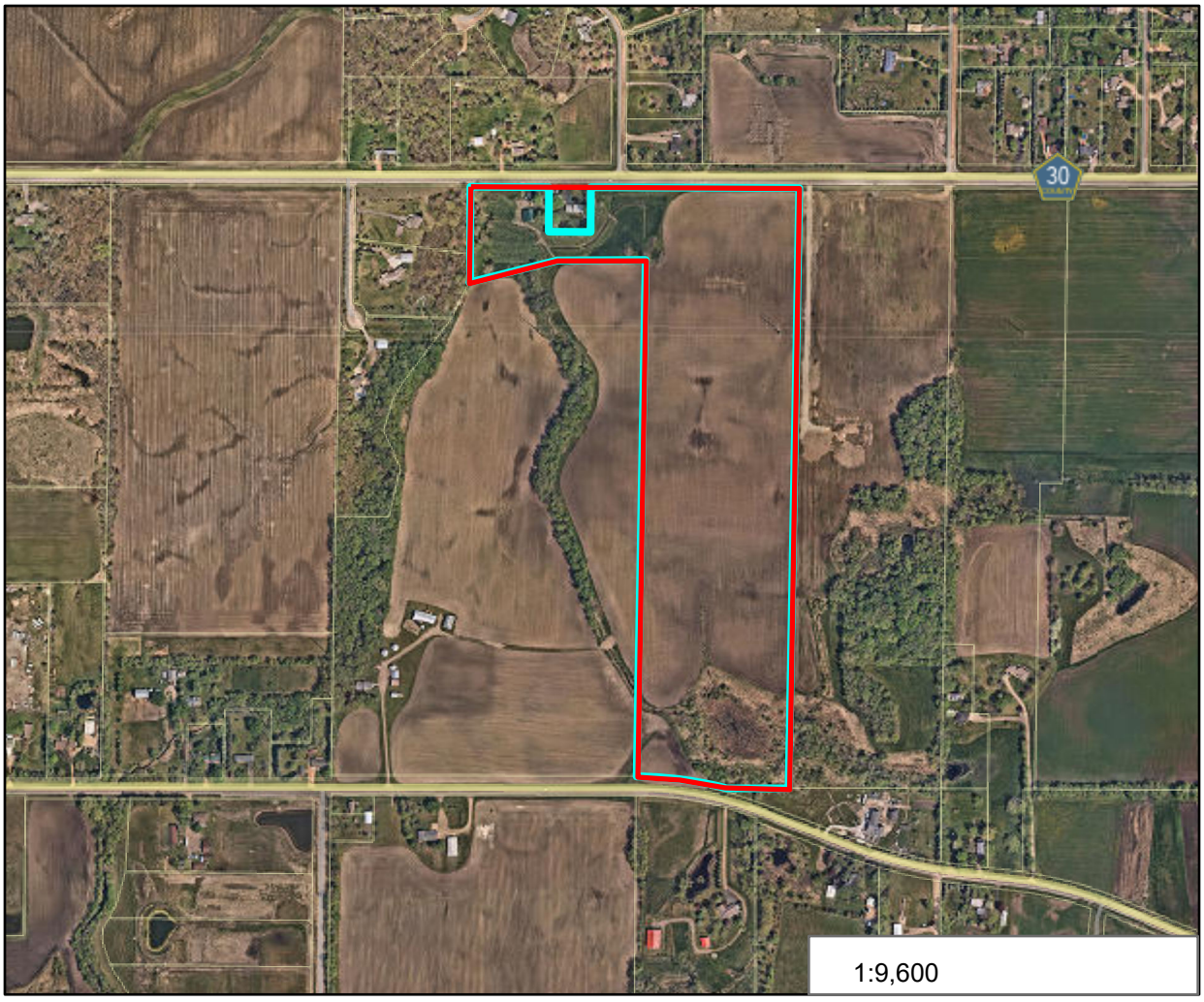
Sincerely,

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

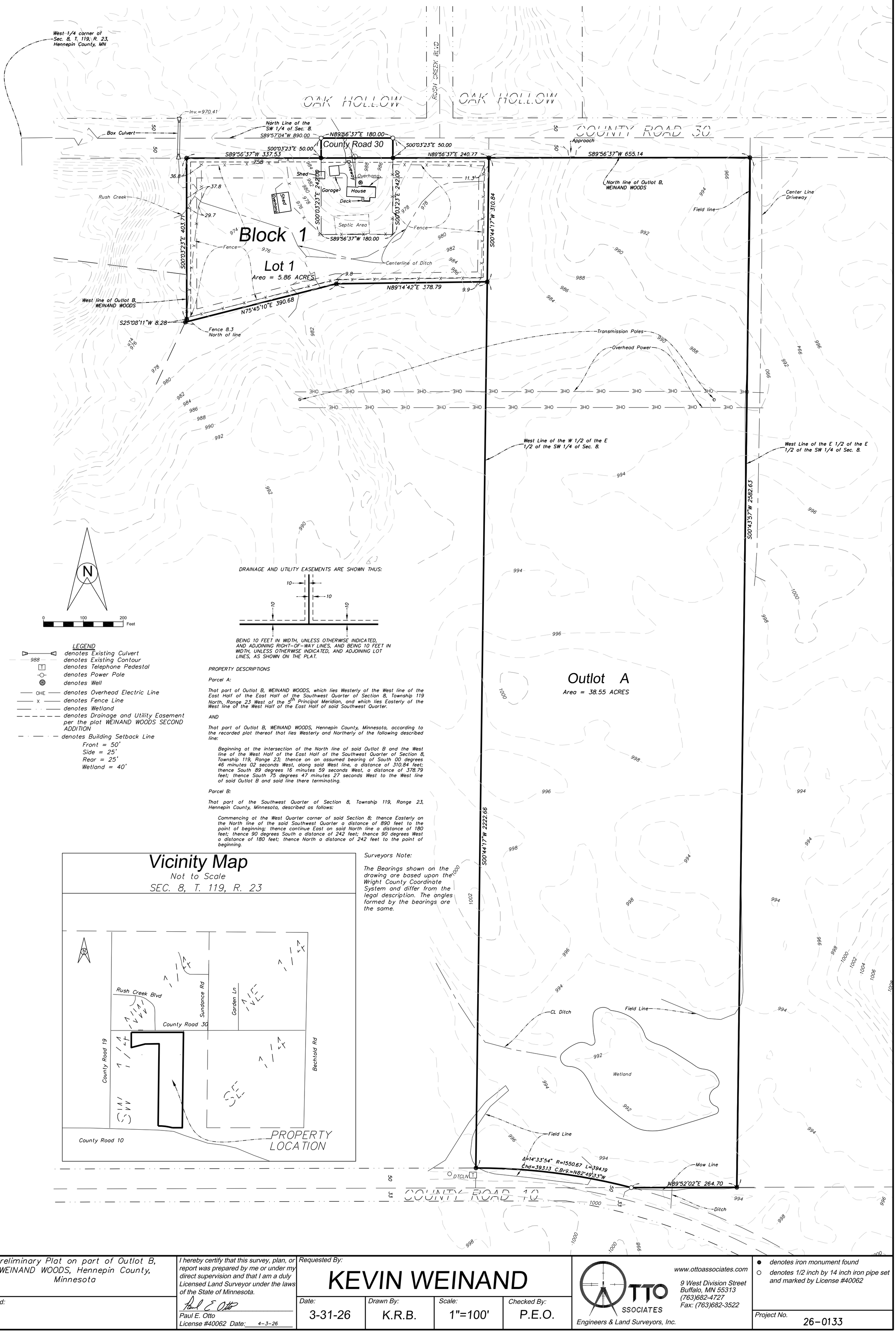
ASSESSED 2026, PAYABLE 2027
PROPERTY TYPE: Farm
HOMESTEAD: Homestead
MARKET VALUE: $403,200

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.

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Preliminary Plat of
WEINAND WOODS SECOND ADDITION



LEGEND

- denotes Existing Culvert
- 988 denotes Existing Contour
- T denotes Telephone Pedestal
- denotes Power Pole
- W denotes Well
- OHE denotes Overhead Electric Line
- X denotes Fence Line
- 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.

PROPERTY DESCRIPTIONS

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

That part of Outlot B, WEINAND WOODS, Hennepin County, Minnesota, according to the recorded plat thereof that lies Westerly and Northerly of the following described line:

Beginning at the intersection of the North line of said Outlot B and the West line of the West Half of the East Half of the Southwest Quarter of Section 8, Township 119, Range 23; thence on an assumed bearing of South 00 degrees 46 minutes 02 seconds West, along said West line, a distance of 310.84 feet; thence South 89 degrees 16 minutes 59 seconds West, a distance of 378.79 feet; thence South 75 degrees 47 minutes 27 seconds West to the West line of said Outlot B and said line there terminating.

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.

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.

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

- ● denotes iron monument found
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Project No. 26-0133

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

Council Meeting: November 5, 2026	**Prepared By:** Dwight Klingbeil, Planner
Topic: Planning Project Update	**Action Required:**

Council Action

Attachments

1. 2026-11-05 Planning Project Update.pdf

MEMO

Meeting Date: November 5, 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. *On October 22, 2026, the City Council approved the preliminary plat for Weinand Woods 2nd Addition with the condition that the nonconforming structures be relocated or obtain a variance. The applicant has requested a variance to allow the structures to remain in their current locations. This application is complete for City review and is scheduled for the November 5, 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 was reviewed by the City Council during the October 8, 2026, Regular Session. After some discussion, the Council voted to deny the Comprehensive Plan Amendment, Rezoning, and Preliminary Plat (4:0:1 McKee abstain).*

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 requested variance was approved at the September 24, 2026, City Council 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 currently scheduled for any upcoming City meetings.*

6. **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. *The applicant received informal feedback from the City Council during the October 8, 2026, Regular Session. This application is not currently scheduled for any upcoming meetings.*

7. **Solenne Crossing Rezoning, Preliminary Plat, Conditional Use Permit, and Variance (PID 12-119-23-22-0009) (City File 26-023)**

   Twin Cities Land Development requests approval of a rezoning, preliminary plat, conditional use permit, and variance to allow the development of a 16-lot single-family subdivision at 10110 County Road 116. As part of the request, the applicant requests the property be rezoned from RSF-1 to RSF-3, a variance and conditional use permit to allow the existing barns to remain on the site in their current locations. This item is still being reviewed for completeness and is not currently scheduled for any upcoming meetings.

8. **Stieg Farm Concept Plan (PID 01-119-23-12-0002) (City File 26-024)**

   DR Horton, Inc. request Council feedback on a conceptual residential development that proposes 248 single-family homes on a 107-acre site located at 19500 Stieg Road. This application is complete for City review and is currently scheduled for the November 23, 2026 City Council meeting.

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

Council Meeting: November 5, 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:

11/12/2026	11/23/2026	12/10/2026	1/14/2027	2/11/2027	2/25/2027
Kozicky	Scherber	Zachman	Brummond	Hargreaves	Kozicky