



CITY OFFICE
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November 19, 2020

James and Melissa Korin
7938 Maple Hill Road
Corcoran, MN 55340

Dear James and Melissa:

City staff has conducted a preliminary review of your application and materials requesting preliminary plat approval which were submitted on October 26 and November 2, 2020.

At this time, the application is **incomplete for review**. The following information is required to allow for review of the application:

- Provide copy of existing easement which provides access across the property to the east and evidence that the easement provides the ability to construct the proposed improvements and would allow access to the subdivision
- Identify any trees proposed to be removed for proposed construction and provide information related to compliance with tree preservation requirements. If no trees are to be removed, please indicate so.

Staff has provided the following preliminary comments. Staff recommends that as many comments as possible be addressed prior to review by the Planning Commission:

- Engineering comments are attached
- The City's driveway ordinance allows shared driveways with a width of 20 feet to serve up to four lots. It appears that this is the intent for access. Please submit information clarifying that the proposed access is a shared driveway. If this is the case, please note the following:
 - The lots would be addressed off Pioneer Trail. Signage will be required at Pioneer Trail indicating the addresses served by the driveway
 - Address signage will also be required at each individual driveway location along the shared driveway
 - The applicant may want to discuss implications of shared driveway with various service providers (Postal Service, utility companies, etc.).

- A Zone A floodplain is shown on FEMA maps over large portions of the site, including in the location of improvements. The applicant shall provide evidence to establish a base flood elevation to ensure no floodplain impacts.
- The aggregate amount of hardcover which will be added by the construction in this subdivision will trigger the City's stormwater management requirements. Staff recommends discussion on strategies to implement these requirements.
- The City requires a 150-foot setback for animal structures. The applicant may wish to consider the lot alignment of Lots 2 and 3, as large portions of the narrow areas of the proposed lots would not be able to accommodate animal structures.
- The wetland and wetland buffer are not shown in the western portion of Lot 2.
- The southwestern wetland is identified as a Preserve wetland in the City's Functional Assessment map. A buffer with an average width of 35 feet is required, but it appears 30 feet is shown.
- It appears that wetland impacts are proposed for the driveway construction. Please submit for Wetland Conservation Act approval.

We have tentatively scheduled a public hearing for December 8. To be scheduled for review on that date, the information above will need to be submitted by November 30, 2020.

If you have any questions, please do not hesitate to contact me at dusty.finke@medinamn.gov or 763-473-8846.

Sincerely,



Dusty Finke, AICP
Planning Director

Enclosure: Engineering Comments

CC: Jim Korin (via email: james.korin@naucountry.com)
Paul Otto (via email: paul@ottoassociates.com)
Mary Bodin (via email: mary@ottoassociates.com)