

Minutes of the Proceedings of the City Council of the City of Champlin in the County of Hennepin and the State of Minnesota  
Pursuant to Due Call and Notice Thereof

Regular Session  
January 13, 2025  
Municipal Center

Call to Order	The Champlin City Council met in Regular Session and was called to order by Acting Mayor Nate Truesdell at 7:00 p.m.
Pledge of Allegiance	The Pledge of Allegiance was recited.
Roll Call	<p>Present: Acting Mayor Nate Truesdell and Councilmembers Jessica Tesdall (Ward 1), Tom Moe (Ward 2), and Tim LaCroix (Ward 4).</p> <p>Absent: Mayor Ryan Sabas.</p> <p>Also present were City Administrator Bret Heitkamp, Finance Director Shelly Peterson, Community Development Director Scott Schulte, Associate Planner Lexi Weihe, City Attorney Dave Schaps, City Engineer Heather Nelson, City Clerk Julie Tembreull, and Park and Recreation Director Dan Glynn.</p>
Oath of Office	The City Clerk administered the Oath of Office to Councilmember Truesdell and Councilmember LaCroix.
Approval of Agenda (January 13, 2025) Motion	Motion by Councilmember Moe and seconded by Councilmember Tesdall to approve the agenda for the January 13, 2025 Regular Meeting as presented. Voting in favor were Acting Mayor Truesdell, Councilmembers Tesdall, Moe, and LaCroix. Voting against: none. Motion carried.
Approval of Minutes Motion	Motion by Councilmember LaCroix and seconded by Councilmember Tesdall to approve the minutes of the November 25, 2024 Worksession and December 9, 2024 Regular Session Meeting as presented. Voting in favor were Acting Mayor Truesdell, Councilmembers Tesdall, Moe, and LaCroix. Voting against: none. Motion carried.
Ratification of Payments (January 13, 2025) Motion	Motion by Councilmember Moe and seconded by Councilmember LaCroix to approve ratification of payments as submitted on January 13, 2025. Voting in favor were Acting Mayor Truesdell, Councilmembers Tesdall, Moe, and LaCroix. Voting against: none. Motion carried.
Announcements	<p>Acting Mayor Truesdell made the following announcements:</p> <ul style="list-style-type: none"><li>• City Hall closed on Monday, January 20<sup>th</sup> for the holiday</li><li>• Council Worksession – Monday, January 27<sup>th</sup> at 6:00 p.m. in the Council Conference Room</li><li>• City Council Meeting – Monday, January 27<sup>th</sup> at 7:00 p.m. in the Council Chambers</li><li>• The City is proud to announce the Front Door Grant Program. It is designed to assist property owners with exterior improvements. If you are a Champlin homeowner looking to upgrade your curb appeal, this grant might be what you need to unlock your home's potential. Applications are available on the City website. The funds are disbursed first-come, first-served, so be sure to apply early!</li><li>• Registration is open for the 2025 trout ice fishing contest, now called the Frostbite 500. The 6<sup>th</sup> annual winter event will take place on February 8, 2025 from 8 a.m. to 11 a.m., weather permitting.</li><li>• This is the last week to recycle your real Christmas trees! Ace and Republic are offering free curbside collection. Please remove decorations, and if your real tree is ten feet or more, it should be cut in half before you set it curbside.</li></ul>
Overview of Worksession Discussion	<p><u>Special Presentations</u></p> <p>The City Administrator provided a brief overview of the discussion that occurred earlier in the evening at the Council Worksession regarding:</p> <ul style="list-style-type: none"><li>• The Council reviewed the plan for the replacement of the City Administrator position with his planned retirement. Staff and Council have done a great job creating that plan and</li></ul>

applications will be open for the position within three weeks in anticipation of filling the position prior to May 1<sup>st</sup>.

Consent Agenda

Councilmember LaCroix requested to pull Item 9.6, Appointment to City Advisory Commissions for 2025, from the Consent Agenda for further discussion.

Councilmember Tesdall requested to pull Item 9.8, Resolutions Designating 2025 City Council Committee Appointments, from the Consent Agenda for further discussion.

Resolution Approving the  
Closeout of Oaks at Bauer  
(6184)  
Resolution 2025-01

Councilmember Moe introduced the following resolution and moved its adoption:

A Resolution Approving the Closeout of Oaks at Bauer (6184)

The motion for the adoption of the resolution was duly seconded by Councilmember Tesdall, and upon vote being taken thereon, the following voted in favor thereof: Acting Mayor Truesdell, Councilmembers Tesdall, Moe, and LaCroix, and the following voted against the same: none, whereupon said resolution was passed this 13<sup>th</sup> day of January 2025.

Resolution Appointing a  
Designate and Alternate to  
the West Mississippi  
Watershed Management  
Commission  
Resolution 2025-02  
Motion

Councilmember Moe introduced the following resolution and moved its adoption:

A Resolution Appointing a Designate and Alternate to the West Mississippi Watershed Management Commission

The motion for the adoption of the resolution was duly seconded by Councilmember Tesdall, and upon vote being taken thereon, the following voted in favor thereof: Acting Mayor Truesdell, Councilmembers Tesdall, Moe, and LaCroix, and the following voted against the same: none, whereupon said resolution was passed this 13<sup>th</sup> day of January 2025.

Designation of Interactive  
Meeting Technology for  
2025  
Motion

Motion by Councilmember Moe and seconded by Councilmember Tesdall to designate Zoom as the preferred interactive meeting technology for City meetings in 2025. Voting in favor were Acting Mayor Truesdell, Councilmembers Tesdall, Moe, and LaCroix. Voting against: none. Motion carried.

Mutual Expectations/  
Administrative Operating  
Procedures/Pledge to  
Residents  
Motion

Motion by Councilmember Moe and seconded by Councilmember Tesdall to acknowledge and approve the mutual expectations/administrative operating procedures/pledge to residents. Voting in favor were Acting Mayor Truesdell, Councilmembers Tesdall, Moe, and LaCroix. Voting against: none. Motion carried.

Approve 2025 Recording  
Secretary Service  
Agreement  
Motion

Motion by Councilmember Moe and seconded by Councilmember Tesdall to approve the Addendum to the Recording Secretary Services Agreement, with TimeSaver Off Site Secretarial, Inc., for the term ending December 31, 2025. Voting in favor were Acting Mayor Truesdell, Councilmembers Tesdall, Moe, and LaCroix. Voting against: none. Motion carried.

Appointment to City  
Advisory Commissions  
for 2025  
Motion

Councilmember LaCroix noted his previous experience on the Planning Commission and recognized the work that Chairperson Bolterman has accomplished during the 18 years he served on that Commission. He stated that as a former member of that Commission, he appreciated his knowledge and leadership. He also looked forward to the leadership that new Chairperson Darr will provide.

Acting Mayor Truesdell also acknowledged the leadership and knowledge that Chairperson Bolterman possessed and noted that the Commission will be in good hands with new Chairperson Chad Darr.

Motion by Councilmember Moe and seconded by Councilmember LaCroix to appoint Commissioners, Chairpersons, and Vice-Chairpersons to the Planning Commission, Environmental Resources Commission, and Parks and Recreation Commission as presented. Voting in favor were Acting Mayor Truesdell, Councilmembers Tesdall, Moe, and LaCroix. Voting against: none. Motion carried.

Appointment of Full-Time  
Police Officer

Motion by Councilmember Moe and seconded by Councilmember Tesdall to authorize the appointment of Charles Zielin to the position of full-time Police Officer, with an expected start date of

Motion January 15, 2025. Voting in favor were Acting Mayor Truesdell, Councilmembers Tesdall, Moe, and LaCroix. Voting against: none. Motion carried.

Resolutions Designating 2025 City Council Committee Appointments Councilmember Tesdall recommended herself as the representative for the Quad Cities Cable Communication Commission noting her previous experience in that position during 2023. She commented that she was absent at this meeting last year and Mayor Sabas was put in her place, therefore she would like to request that appointment back as she is not currently proposed to serve on any other commissions.

Councilmember Moe supported that appointment, noting that Councilmember Tesdall did a great job in 2023.

Motion Motion by Councilmember Moe and seconded by Councilmember LaCroix to appoint Councilmember Nate Truesdell as Acting Mayor for 2025. Voting in favor were Acting Mayor Truesdell, Councilmembers Tesdall, Moe, and LaCroix. Voting against: none. Motion carried.

Resolution 2025-03 Councilmember Moe introduced the following resolution and moved its adoption:

A Resolution Designating Representatives and Alternates to the Anoka-Champlin Fire Board

The motion for the adoption of the resolution was duly seconded by Councilmember LaCroix, and upon vote being taken thereon, the following voted in favor thereof: Acting Mayor Truesdell, Councilmembers Tesdall, Moe, and LaCroix, and the following voted against the same: none, whereupon said resolution was passed this 13<sup>th</sup> day of January 2025.

Resolution 2025-04 Councilmember Moe introduced the following resolution and moved its adoption:

A Resolution Designating Representatives to the Quad Cities Cable Communications Commission

The motion for the adoption of the resolution was duly seconded by Councilmember LaCroix, and upon vote being taken thereon, the following voted in favor thereof: Acting Mayor Truesdell, Councilmembers Tesdall, Moe, and LaCroix, and the following voted against the same: none, whereupon said resolution was passed this 13<sup>th</sup> day of January 2025.

Resolution 2025-05 Councilmember Moe introduced the following resolution and moved its adoption:

A Resolution Designating Representative and Alternate to the School District Advisory Council for Community Education

The motion for the adoption of the resolution was duly seconded by Councilmember LaCroix, and upon vote being taken thereon, the following voted in favor thereof: Acting Mayor Truesdell, Councilmembers Tesdall, Moe, and LaCroix, and the following voted against the same: none, whereupon said resolution was passed this 13<sup>th</sup> day of January 2025.

Resolution 2025-06 Councilmember Moe introduced the following resolution and moved its adoption:

A Resolution Designating Representatives to the Champlin Farmers Market Board

The motion for the adoption of the resolution was duly seconded by Councilmember LaCroix, and upon vote being taken thereon, the following voted in favor thereof: Acting Mayor Truesdell, Councilmembers Tesdall, Moe, and LaCroix, and the following voted against the same: none, whereupon said resolution was passed this 13<sup>th</sup> day of January 2025.

Approve Memorandum of Understanding Between the City and Law Enforcement Labor Services Inc. (Local #295) Motion by Councilmember Moe and seconded by Councilmember Tesdall to approve the Memorandum of Understanding (MOU) between the City of Champlin and Law Enforcement Labor Services, Inc. (Local #295), which provides for an additional 1.5% market adjustment for Sergeants, effective January 6, 2025. Voting in favor were Acting Mayor Truesdell, Councilmembers Tesdall, Moe, and LaCroix. Voting against: none. Motion carried.

Ten-Year Contract with Axon for Body Worn Cameras, Squad Cameras, Tasers, and Digital Media Storage  
Motion

Motion by Councilmember Moe and seconded by Councilmember Tesdall to terminate the current contract with Axon and enter into a ten-year contract with Axon for the services as outlined. Voting in favor were Acting Mayor Truesdell, Councilmembers Tesdall, Moe, and LaCroix. Voting against: none. Motion carried.

Resolution of Support for Three Rivers Park District Raise Grant Application for the Mississippi River Trail (MRT) Expansion  
Resolution 2025-07

Councilmember Moe introduced the following resolution and moved its adoption:

A Resolution of Support for Three Rivers Park District Raise Grant Application for the Mississippi River Trail (MRT) Expansion

The motion for the adoption of the resolution was duly seconded by Councilmember Tesdall, and upon vote being taken thereon, the following voted in favor thereof: Acting Mayor Truesdell, Councilmembers Tesdall, Moe, and LaCroix, and the following voted against the same: none, whereupon said resolution was passed this 13<sup>th</sup> day of January 2025.

Resolution Designating the Official Newspaper for the City of Champlin for 2025  
Resolution 2025-08

Councilmember Moe introduced the following resolution and moved its adoption:

A Resolution Designating the Official Newspaper for the City of Champlin for 2025

The motion for the adoption of the resolution was duly seconded by Councilmember Tesdall, and upon vote being taken thereon, the following voted in favor thereof: Acting Mayor Truesdell, Councilmembers Tesdall, Moe, and LaCroix, and the following voted against the same: none, whereupon said resolution was passed this 13<sup>th</sup> day of January 2025.

Open Forum

No comments.

Public Hearings

Public Hearing to Consider On-Sale Intoxicating Liquor License for New Owner of Chili Lime Cantina

The City Administrator reported that Mr. Mitch Ziebell and Ms. Brooke Swanson have applied for an On-Sale Intoxicating Liquor License as the new owners of Chili Lime Cantina, located at 12490 Champlin Drive in Champlin.

Public Hearing

Acting Mayor Truesdell opened the public hearing at 7:13 p.m.

No comments made.

Motion

Motion by Councilmember Moe and seconded by Councilmember LaCroix to close the public hearing at 7:13 p.m. Voting in favor were Acting Mayor Truesdell, Councilmembers Tesdall, Moe, and LaCroix. Voting against: none. Motion carried.

Motion

Motion by Councilmember Tesdall and seconded by Councilmember Moe to approve an On-Sale Liquor License for Chili Lime Cantina LLC (DBA Chili Lime Cantina) located at 12490 Champlin Drive in Champlin. Voting in favor were Acting Mayor Truesdell, Councilmembers Tesdall, Moe, and LaCroix. Voting against: none. Motion carried.

Waive First Reading, Conduct Second Reading and Adopt an Interim Ordinance Placing a Six-Month Moratorium on Residential Housing Developments Generally Located in the Northwest Area within the City of Champlin and Approve Publication Summary for

The Community Development Director stated that on December 9, 2024, the City Council approved an interim ordinance placing a 12-month moratorium on residential housing development on certain properties generally located in the City's northwest area and south of French Lake Road. Staff requests that this interim ordinance be reconsidered and provided additional details.

Acting Mayor Truesdell opened the public hearing at 7:17 p.m.

Ryan Holland, impacted property owner, thanked the Council for revisiting this topic as he was shocked to learn about the last moratorium decision after it had been decided. He referenced the City's pledge to residents, which he believed the City did not uphold. He stated that he is a property owner and business owner in Champlin and felt that he should have been a bigger part of the discussion noting that this decision did not impact hundreds of people but just four people. He stated that a member of the Council reached out to him to potentially acquire his property for his own needs and when that was not agreed upon, the moratorium was enacted. He stated that the zoning of RA means that the City will need to approve a zoning change in order to consider development and therefore a moratorium is unneeded. He believed that he is the only property owner of the four that is in active discussions to sell his parcel, noting that the City has been involved in that process as he has been transparent and acting in good faith. He stated that he had a contract for sale with a proposal that had been created for development, but they ultimately did not move forward on that because of the feedback received from the City on its desired product for that site. He stated that he is offended that he was not a part of this process for the moratorium. He noted that he continues to actively market his property, acknowledging that he would continue to run those concepts through the City. He stated that the moratorium affects his ability to entertain conversations with buyers and tramples on his rights as a property owner.

Councilmember Tesdall apologized that the resident was not informed as she made an assumption that he had been notified prior to the last action.

Mark Gustafson, 10951 French Lake Boulevard, stated that he does not like hearing things late. He stated that the City Council works for the residents and the four impacted residents should have been notified prior to the last action taken. He stated that he was not notified that his RA status has been taken away and his taxes continue to increase even though he has not made any improvements. He stated that he receives offers on his property probably as often as the previous speaker. He stated that he would like to be informed and a part of the process for his property.

Councilmember Tesdall apologized for the lack of notification, stating that it was an unintentional oversight, and they are attempting to make that right.

Mr. Gustafson asked if there is any part of the 19 acres that could be legally condemned. He asked for additional information on whether the property would need to be developed as one and had questions related to access.

Councilmember LaCroix explained that the recommendation for a moratorium will provide the City with the time to answer some of those questions.

Mr. Gustafson asked what would happen if some property owners want to sell and others do not.

The City Administrator stated that those are questions that will be answered and there has not been any discussion about condemnation. He stated that the intent is to identify the what-ifs of development as well as answering questions related to access and consistency with adjacent properties.

The Community Development Director stated that the timing of development is completely up to property owners, explaining that it is their choice if they are interested in selling their property for development purposes. He stated that this process will allow staff to determine constraints and solutions prior to considering a development request in order to determine what would be realistic.

Mr. Gustafson asked if dirt would be needed to raise the grade of the Holland property if that were to be developed.

The Community Development Director commented that topography is one of the questions that will be answered that will help the City determine the type of development that would be realistic.

Mr. Gustafson asked how involved Hennepin County would be in this process.

The Community Development Director stated that French Lake Road is a County road and therefore the County will have input related to access.

Jeff Travis, 10791 Brookside Trail, stated that he supports this time out to study these issues. He stated that there is high interest from his neighborhood on how the adjacent properties are developed. He commented that if the Reserve neighborhood is completed, a second access to French Lake Road would be important for traffic flow, and emergency vehicle access. He noted that the original plat for the development included a ghost plat second access. He asked that construction traffic use French Lake Road and does not go through the existing neighborhood. He stated that he and his neighbors would like to continue to be informed throughout this process and provide feedback as well.

Lindsey Eaton, 10934 Brookside Trail, thanked the Council for considering the moratorium to ensure development is done right. She noted that her biggest concern is related to safety and traffic. She did not want to see more development that connects to their neighborhood without a second access.

Christine Myer, 10975 French Lake Road, commented that she is a property owner who is impacted by the moratorium and supported the comments of her other two neighbors who have already spoken. She was disappointed with the lack of communication, noting that it feels like the City talks about them rather than to them. She asked about the plan for communication, explaining that the City should be speaking directly to them rather than them finding out about things secondhand.

#### Motion

Motion by Councilmember Tesdall and seconded by Councilmember Moe to close the public hearing at 7:40 p.m. Voting in favor were Acting Mayor Truesdell, Councilmembers Tesdall, Moe, and LaCroix. Voting against: none. Motion carried.

Councilmember Tesdall stated that there is a ghost plat that includes Dayton and makes some assumptions about where a second access could occur. She asked if the original ghost plat could continue to be worked on or whether only these parcels could be considered, as that would impact the access options.

The Community Development Director stated that they are looking at a number of scenarios for access and provided some examples which will include whether Dayton and Champlin are tied together through development.

Councilmember Tesdall stated that they should probably look at the recommendations they will be desiring out of this process prior to a moratorium. She stated that there is an intersection that includes a neighborhood of 100 homes with only one access. She stated that they either need a second access to be built with a new development, or the roundabout. She stated that while the intersection is working well for the current residents and a plan for a roundabout in 2029, ultimately development will be dictated as properties sell therefore, they cannot anticipate how many residents will be added.

Councilmember Moe asked if six months would be enough time to answer these questions.

The Community Development Director replied that staff are comfortable with the six-month timeframe as staff have already solicited services for two of the largest components related to topography and traffic.

Councilmember LaCroix commented that the moratorium is about collecting data and determining the different ways this area could be used. He asked how that information will be provided and whether that information would then be used to review development proposals against.

The Community Development Director commented that once the data is available and staff begins presenting it, it would be up to the Council to make recommendations that would help to guide the development community in terms of access, zoning, housing styles, and/or lot types. He believed there would be a few stops throughout that process to review information and the path forward.

Councilmember Tesdall asked if the individual property owners would be a part of the study process. She recognized that there is one vacant parcel but the other three have occupied homes.

The Community Development Director stated that he hopes the issue of timing would be irrelevant, and would leave the ultimate sale and development to the property owner.

Councilmember Tesdall stated that this appears to be very high level.

The Community Development Director explained that access would be at a lower level as the County would have specific spacing for access.

Councilmember Tesdall stated that there has been input from the residents at Bauer Farm about their access as well. She stated that if there were opportunities to alleviate an intersection for that neighborhood while establishing a second access for this neighborhood, that would seem to be beneficial. She asked that there be public meetings with the impacted property owners and that a communication mechanism be established similar to road projects to keep them informed throughout this process.

The Community Development Director stated that the two primary concepts would be to look at grading and street layouts to determine the amount of fill that would be needed to support various building types as well as the traffic analysis. He noted that data would be used in guiding zoning, land use, and other decisions.

Councilmember Tesdall stated that perhaps the residents could make appointments with the Community Development Director directly to speak about concerns and stay informed.

Acting Mayor Truesdell apologized to the property owners, acknowledging that he would also be irritated if this happened to him. He stated that this is a unique situation where they thought that notification had been provided prior to the adoption of the moratorium. He asked if the moratorium is necessary as any request would need to come before the City for a rezoning. He stated that if that is not the decision, perhaps it can be stated that if the work is done sooner, the moratorium could be lifted.

The Community Development Director stated that there is RA zoning, but that identifies a certain set of circumstances in which the property is zoned RA that sets the stage for rezoning for development. He stated that there would not be a guarantee that the City could object to rezoning, which is part of the issue that is bringing forward the need for a moratorium.

Acting Mayor Truesdell encouraged staff to work as quickly as possible and not take six months if it can be done earlier.

The Community Development Director confirmed that staff acknowledges that this is a hot-button issue and staff will work as efficiently as possible.

Acting Mayor Truesdell acknowledged the adjacent residential development and the need to think about consistency in development and believed the pause is a good idea.

Councilmember Tesdall asked if they are working off the ghost plat that would include Dayton.

The Community Development Director replied that staff is not working off any ghost plats. He stated that would be an opportunity connection point that will be reviewed.

Councilmember Tesdall agreed that it would make sense to limit the study to the 19 acres in Champlin.

Ordinance No. 906

Councilmember Moe introduced the following ordinance, waiving the first reading, conducting the second reading, and moving its adoption:

An Interim Ordinance Placing a Six-Month Moratorium on Residential Housing Developments in the Areas Outlined on Attachment "A" Within the City of Champlin to Study Lot Density, Grading, Future Access, Flow of Traffic and Utility Issues

The motion for the adoption of the ordinance was duly seconded by Councilmember Tesdall, and upon vote being taken thereon, the following voted in favor thereof: Acting Mayor Truesdell,

Councilmembers Tesdall, Moe, and LaCroix, and the following voted against the same: none, whereupon said ordinance was passed this 13<sup>th</sup> day of January 2025.

Motion

Motion by Councilmember Moe and seconded by Councilmember Tesdall authorizing summary publication of the interim ordinance. Voting in favor were Acting Mayor Truesdell, Councilmembers Tesdall, Moe, and LaCroix. Voting against: none. Motion carried.

New Business

Waive First Reading,  
Conduct Second Reading  
and Adopt Ordinance  
Amending Chapter 42,  
Parks and Recreation  
Regarding Use of E-Bikes  
on City Trails

The Park and Recreation Director stated that the City has seen an upward trend in the use of electric bicycles utilizing the City's trail network. The use of these bicycles is currently prohibited based on the City's municipal code. He stated that the Parks and Recreation Commission unanimously recommended approval to allow electric-assisted bicycles at its November 20, 2024 meeting.

Ordinance No. 907

Councilmember Moe introduced the following ordinance, waiving the first reading, conducting the second reading, and moving its adoption:

An Ordinance Amending Chapter 42, Parks and Recreation Regarding Use of E-Bikes on City Trails

The motion for the adoption of the ordinance was duly seconded by Councilmember LaCroix, and upon vote being taken thereon, the following voted in favor thereof: Acting Mayor Truesdell, Councilmembers Tesdall, Moe, and LaCroix, and the following voted against the same: none, whereupon said ordinance was passed this 13<sup>th</sup> day of January 2025.

Resolution Denying a 22.2  
Foot Variance to the Front  
Yard Setback and  
Resolution Denying a  
Conditional Use Permit  
for an Attached Garage  
Exceeding 1,000 Square  
Feet at 12152 Mississippi  
Drive N (Project #2024-  
19)

The Associate Planner stated that Mr. Joseph Galante recently purchased the property at 12152 Mississippi Drive N. The parcel contains an existing single-family home and attached garage built in 1963. Mr. Galante is currently remodeling the home and has plans to convert the existing garage to living space and build a new attached garage. The attached garage requires a Conditional Use Permit (CUP) as it exceeds 1,000 square feet and in addition, a 22-foot front yard setback variance is requested to support the planned garage construction.

The Associate Planner reported that the Planning Commission held a public hearing at its December 16<sup>th</sup> meeting. No input from the public was received besides the applicant who testified in support of the request and answered a number of questions from the Commission. She noted that staff reviewed the plans and drainage of the property following that meeting and found that the applicant's claim that a garage cannot be built elsewhere on the property due to drainage concerns does not hold merit. She provided additional clarification from staff on statements made during the Planning Commission meeting by the applicant. She stated that because the Commission could not develop findings of fact or criteria for the variance to meet the practical difficulties test, the Commission unanimously recommended denial of the variance but did unanimously recommend approval of the Conditional Use Permit. She stated that without the variance, the CUP would not meet setbacks and therefore staff recommends denial of both requests.

Acting Mayor Truesdell invited the applicant to address the Council.

Joesph Galante, applicant, stated that he was out of the state when staff requested additional information and photos and upon his return found out the information he sent did not go through to staff and therefore was unable to provide that to staff before the meeting packet was created. He stated that he did bring documentation tonight to show the work the previous owners did after the home to the east was further developed because of water infiltration into the home. He referenced the comment to shift the garage placement to the east, which would shift the hydraulic load to that side. He stated that in speaking with engineering staff, they would not recommend moving the garage to that location and instead recommended combining part of the existing garage with an addition. He stated that in his concept he incorporated an accessory structure into the new garage, which would result in fewer structures on the property and improve the aesthetic of the home from the street. He stated that between the water issues that have already existed and the desire to maintain a mature tree, they developed this proposal. He stated that moving the garage over and back would close off and hug the property to the west and was unsure of the issues that could cause the home to the west. He stated that



he also does not want to hug the property to the east and impact that drainage. He stated that the property to the east changed their driveway and slope, which pushed their drainage onto his property. He commented that he has raised the grade on his property and will need to do a bit more to mitigate those issues. He stated that the topography of the property slopes slightly forward, which would push the drainage from the garage forward in the desired placement. He stated that since he purchased the property, they have gutted the home and placed a new roof on it, and will hopefully be able to wrap up soon so he could live in the home. He stated that the previous garage could not fit a truck as vehicles have changed since the 1960s. He stated that he is a contractor and would like to park his trucks and trailers inside.

Planning Commission Chairperson Darr stated that staff and the applicant did a good job, bringing the Council up to speed. He commented that the Commission did not have a problem with the plan or its appearance, but could not find a way to meet the practical difficulties test and therefore agreed with the staff recommendation.

Councilmember Tesdall wondered if sightlines would be impacted by the placement of the garage, noting that it appears that both neighboring properties have garages that back up to this home/lot. She asked where else staff believes the garage could be located.

The Associate Planner identified buildable space on the lot, based on setbacks, noting that would not take into account the location of trees or other factors. She stated that the City did not receive any formal drainage studies on this application and therefore the comments are solely statements of the applicant.

Mr. Galante stated that he did bring documentation on the improvements that were made to his home after the modifications of the property to the east were made that changed the drainage. He stated that once those improvements were made to the neighboring lot, water began to come in through the basement of this home.

Councilmember Tesdall referenced the issue of hardship for a variance, noting under a previous variance consideration of the Council, the hardship was not necessarily a factor, and the variance was approved by the Council. She asked if hardship is the right lens to review a variance considering how much has changed since the homes in this area were built. She asked if variances are being appropriately reviewed.

The Community Development Director stated that when he first started, hardship was part of the variance criteria but has since shifted to unique circumstances and whether a variance would be the only way to support what the applicant would like to do. He stated that staff identified a buildable area on the property, recognizing that it may not be the most efficient, but it is an option.

Councilmember Tesdall stated that she appreciates that. She commented that the garages of his neighbors are essentially his neighbors. She stated that the new garage as proposed would be further to the street than the neighbors but did not believe it would impact the neighbors. She commented that the hardship could be drainage and the additional cost to change the design. She recognized that it is very subjective.

The Community Development Director agreed that it is very subjective. He stated that the challenge would be whether the same decision would be made if both neighbors were present opposing this request.

Councilmember Tesdall stated that her argument would be that this backs to the neighbors' garages and therefore does not impact their sightlines.

Acting Mayor Truesdell stated that as one of the most proactive garage members on the Council, he would struggle with a variance of 22.2 feet. He stated that if the variance is going to be considered for approval, he would suggest reviewing the Code overall. He stated that he is not opposed to the project, but to the process.

Councilmember Moe agreed noting that when variances have been considered for other properties on this same street, they were within single digits. He stated that 22.2 feet is significant, and he would

have difficulty approving that large of a variance. He stated that he does not oppose the size of the garage but the size of the variance into the setback.

Councilmember LaCroix stated that while the design is lovely and this is an improvement of the property, the standard for a variance is set by the Code, and interpretation of that is based on case law. He stated that this is a huge variance and there are other options, although they may not be preferred by the applicant. He stated that the existence of those options eliminates the ability to create findings of fact that would support the granting of the variance. He stated that if they need to review the ordinance to determine whether it still fits modern homes, that would be a separate discussion of the Council at a later date. He stated that he could not support this request as presented.

Resolution 2025-09

Councilmember LaCroix introduced the following resolution and moved its adoption:

A Resolution Denying a 22.2 Foot Variance to the Front Yard Setback at 12152 Mississippi Drive N (Joseph Galante)

The motion for the adoption of the resolution was duly seconded by Councilmember Moe, and upon vote being taken thereon, the following voted in favor thereof: Acting Mayor Truesdell, Councilmembers Moe and LaCroix, and the following voted against the same: Councilmember Tesdall, whereupon said resolution was passed this 13<sup>th</sup> day of January 2025.

Mr. Galante stated that providing definitions for those that apply are huge and make it clearer for applicants. He stated that having the information in black and white is much easier than the decision coming down to opinions. He stated that what a hardship is can be very broad in what that means to the Council or applicant. He stated that anything is possible if there is enough money, but that is a hardship as well. He stated that water in his basement is a hardship and therefore having definitions included would make it easier for applicants to put their plans together. He stated that he has gone through many Planning Commissions and Councils, and it is different in every community.

Acting Mayor Truesdell thanked the applicant for the feedback.

Resolution 2025-10

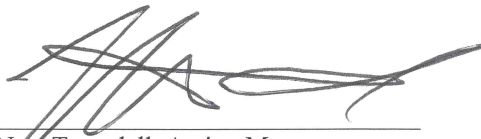
Councilmember LaCroix introduced the following resolution and moved its adoption:

A Resolution Denying a Conditional Use Permit for an Attached Garage Exceeding 1,000 Square Feet as 12152 Mississippi Drive N (Joseph Galante)

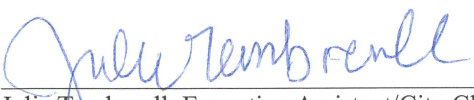
The motion for the adoption of the resolution was duly seconded by Councilmember Moe, and upon vote being taken thereon, the following voted in favor thereof: Acting Mayor Truesdell, Councilmembers Moe and LaCroix, and the following voted against the same: Councilmember Tesdall, whereupon said resolution was passed this 13<sup>th</sup> day of January 2025.

Adjournment

The Champlin City Council adjourned the regular meeting at 8:34 p.m.

  
Nate Truesdell, Acting Mayor

Attest:

  
Julie Tembreull, Executive Assistant/City Clerk

Councilmember Moe introduced the following resolution and moved its adoption:

**RESOLUTION NO. 2025-01  
CITY OF CHAMPLIN  
COUNTY OF HENNEPIN  
STATE OF MINNESOTA**

**RESOLUTION APPROVING THE CLOSEOUT OF OAKS AT BAUER (6184)**

WHEREAS, an agreement was made in November 2021, by and between the City of Champlin and Champlin 99, LLC for the platting and development of Oaks at Bauer (6184), and

WHEREAS, municipal water, sanitary sewer, storm sewer, streets, and trails have been constructed within the development, and

WHEREAS, all conditions required for closeout of the project for Oaks at Bauer have been met.

WHEREAS, funds were provided by the developer to construct a bituminous trail along French Lake Road from Burr Oak Lane to the western Plat boundary at an unknown future date. These funds will remain held by the city in an escrow account.

NOW, THEREFORE BE IT RESOLVED by the Champlin City Council that the City of Champlin hereby approves the releases the financial guarantees.

The motion for the adoption of the resolution was duly seconded by Councilmember Tesdall, and upon vote being taken thereon, the following voted in favor thereof: Acting Mayor Truesdell, Councilmembers Tesdall, Moe, and LaCroix, and the following voted against the same: none, whereupon said resolution was passed this 13th day of January 2025.

*Nate Truesdell*

Nate Truesdell, Acting Mayor

ATTEST:

*Julie Tembreull*

Julie Tembreull, Exec. Asst./City Clerk

Councilmember Moe introduced the following resolution and moved its adoption:

**RESOLUTION NO. 2025-02  
CITY OF CHAMPLIN  
COUNTY OF HENNEPIN  
STATE OF MINNESOTA**

**RESOLUTION APPOINTING A DESIGNATE AND ALTERNATE TO THE WEST  
MISSISSIPPI WATERSHED MANAGEMENT COMMISSION**

**WHEREAS**, the City of Champlin has been actively involved with and in support of the West Mississippi Watershed Management Commission and their activities, and

**WHEREAS**, it is important for the City to have a designated delegate and alternate to represent the City in affairs of the West Mississippi Watershed Management Commission.

**NOW, THEREFORE, BE IT RESOLVED** by the Champlin City Council that resident Gerald Butcher be appointed to serve as the Designate and Bill Walraven be appointed to serve as the Alternate to the West Mississippi Watershed Management Commission until their successors are appointed representing the City of Champlin.

The motion for the adoption of the resolution was duly seconded by Councilmember Tesdall, and upon vote being taken thereon, the following voted in favor thereof: Acting Mayor Truesdell, Councilmembers Tesdall, Moe, and LaCroix, and the following voted against the same: none, whereupon said resolution was passed this 13th day of January 2025.

*Nate Truesdell*

Nate Truesdell, Acting Mayor

ATTEST:

*Julie Tembreull*

Julie Tembreull, Exec. Asst./City Clerk

Councilmember Moe introduced the following resolution and moved its adoption:

**RESOLUTION NO. 2025-03  
CITY OF CHAMPLIN  
COUNTY OF HENNEPIN  
STATE OF MINNESOTA**

**RESOLUTION DESIGNATING REPRESENTATIVES AND ALTERNATES TO THE  
ANOKA-CHAMPLIN FIRE BOARD**

**WHEREAS**, the Anoka-Champlin Fire Department is the result of a Joint Powers Agreement between the City of Champlin and the City of Anoka for fire protection; and

**WHEREAS**, the City of Champlin has been actively involved with the Anoka-Champlin Fire Board; and

**WHEREAS**, it is important for the City to have designated representatives and alternates to the Anoka-Champlin Fire Board representing the City's interest.

**NOW, THEREFORE, BE IT RESOLVED** by the Champlin City Council that Councilmember Nate Truesdell and Councilmember Tom Moe are hereby designated as representatives to the Anoka-Champlin Fire Board, and City Administrator Bret Heitkamp and Police Chief Glen Schneider or their successors are hereby designated to serve as alternate representatives to the Anoka-Champlin Fire Board for the year 2025 and until their successors are appointed representing the City of Champlin.

The motion for the adoption of the resolution was duly seconded by Councilmember LaCroix, and upon vote being taken thereon, the following voted in favor thereof: Acting Mayor Truesdell, Councilmembers Tesdall, Moe, and LaCroix, and the following voted against the same: none, whereupon said resolution was passed this 13th day of January 2025.

*Nate Truesdell*

Nate Truesdell, Acting Mayor

ATTEST:

*Julie Tembreull*

Julie Tembreull, Exec. Asst./City Clerk

Councilmember Moe introduced the following resolution and moved its adoption:

**RESOLUTION NO. 2025-04  
CITY OF CHAMPLIN  
COUNTY OF HENNEPIN  
STATE OF MINNESOTA**

**RESOLUTION DESIGNATING REPRESENTATIVES TO THE QUAD CITIES CABLE  
COMMUNICATIONS COMMISSION**

**WHEREAS,** the City of Champlin has been actively involved with the Quad Cities Cable Communications Commission; and

**WHEREAS,** it is important for the City to have designated representatives to the Quad Cities Cable Commission representing the City's interest.

**NOW, THEREFORE, BE IT RESOLVED** by the Champlin City Council that Councilmember Jessica Tesdall and City Administrator Bret Heitkamp are hereby designated as representatives to the Quad Cities Cable Communication Commission for the year 2025 and until their successors are appointed representing the City of Champlin.

The motion for the adoption of the resolution was duly seconded by Councilmember LaCroix, and upon vote being taken thereon, the following voted in favor thereof: Acting Mayor Truesdell, Councilmembers Tesdall, Moe, and LaCroix, and the following voted against the same: none, whereupon said resolution was passed this 13th day of January 2025.

*Nate Truesdell*

Nate Truesdell, Acting Mayor

ATTEST:

*Julie Tembreull*

Julie Tembreull, Exec. Asst./City Clerk

Councilmember Moe introduced the following resolution and moved its adoption:

**RESOLUTION NO. 2025-05  
CITY OF CHAMPLIN  
COUNTY OF HENNEPIN  
STATE OF MINNESOTA**

**RESOLUTION DESIGNATING REPRESENTATIVE AND ALTERNATE TO THE  
SCHOOL DISTRICT ADVISORY COUNCIL FOR COMMUNITY EDUCATION**

**WHEREAS**, the City of Champlin has been actively involved with the School District;  
and

**WHEREAS**, it is important for the City to have a designated representative to the  
School District Advisory Council for Community Education representing the City's  
interest.

**NOW, THEREFORE, BE IT RESOLVED** by the Champlin City Council that  
Councilmember Tim LaCroix is hereby designated as the representative and staff  
member Daniel Glynn as the alternate to the School District Advisory Council for  
Community Education for 2025 and until their successors are appointed representing  
the City of Champlin.

The motion for the adoption of the resolution was duly seconded by Councilmember  
LaCroix, and upon vote being taken thereon, the following voted in favor thereof: Acting  
Mayor Truesdell, Councilmembers Tesdall, Moe, and LaCroix, and the following voted  
against the same: none, whereupon said resolution was passed this 13th day of  
January 2025.

*Nate Truesdell*

Nate Truesdell, Acting Mayor

ATTEST:

*Julie Tembreull*

Julie Tembreull, Exec. Asst./City Clerk

Councilmember Moe introduced the following resolution and moved its adoption:

**RESOLUTION NO. 2025-06  
CITY OF CHAMPLIN  
COUNTY OF HENNEPIN  
STATE OF MINNESOTA**

**RESOLUTION DESIGNATING REPRESENTATIVES TO THE CHAMPLIN FARMERS  
MARKET BOARD**

**WHEREAS**, the City of Champlin is required to have a Farmers Market Board in order to accept food vouchers at the Champlin Farmers Market.

**NOW, THEREFORE BE IT RESOLVED** by the Champlin City Council that Alisha McGraw and Alicia Jahnke are hereby designated as representatives to the Champlin Farmers Market Board for 2025 and until a successor is appointed representing the City of Champlin.

The motion for the adoption of the resolution was duly seconded by Councilmember LaCroix, and upon vote being taken thereon, the following voted in favor thereof: Acting Mayor Truesdell, Councilmembers Tesdall, Moe, and LaCroix, and the following voted against the same: none, whereupon said resolution was passed this 13th day of January 2025.

*Nate Truesdell*

Nate Truesdell, Acting Mayor

ATTEST:

*Julie Tembreull*

Julie Tembreull, Exec. Asst./City Clerk



Councilmember Moe introduced the following resolution and moved its adoption:

**RESOLUTION NO. 2025-07  
CITY OF CHAMPLIN  
COUNTY OF HENNEPIN  
STATE OF MINNESOTA**

**RESOLUTION OF SUPPORT FOR THREE RIVERS PARK DISTRICT RAISE GRANT  
APPLICATION FOR THE MISSISSIPPI RIVER TRAIL (MRT) EXPANSION**

WHEREAS, the Rebuilding American Infrastructure with Sustainability and Equity “RAISE” Transportation Grants Program provides dedicated, discretionary funding for transportation infrastructure projects of local or regional significance; and

WHEREAS, the United State Department of Transportation is soliciting applications for FY2025 RAISE Grants Program as appropriated through the National Infrastructure Investments; and

WHEREAS, the Three Rivers Park District is seeking RAISE funds to construct 3.5 miles of the Mississippi River Trail (MRT) through the City of Champlin in Hennepin County, Minnesota including striping, regulatory signage, wayfinding, ADA compliant curb cuts and ramps, and road crossing and intersection improvements, and

WHEREAS, the MRT shares an alignment with US Bikeway 45 and the West Mississippi River Regional Trail through the project corridor; and

WHEREAS, the City of Champlin participated in the West Mississippi River Regional Trail master planning process and approved the master plan via Resolution No. 2016-40 on May 9, 2016; and

WHEREAS, the City of Champlin entered into a cooperative agreement for the West Mississippi River Regional Trail on September 14, 2020 establishing property rights, design, construction, funding, and operations and maintenance responsibilities of each party; and

WHEREAS, the proposed project is consistent with approved City of Champlin plans and is a high priority for better serving and connecting residents with local and regional destinations and recreation offerings via safe, comfortable active transportation facilities; and

WHEREAS, the City will work with Three Rivers Park District to secure all necessary property rights/design approvals/permits, design and construct the trail and related road improvements, share project information with affected property

owners/representatives via typical communication channels and own/operate/maintain any road improvement which fall under the jurisdiction of the City; and

NOW THEREFORE BE IT RESOLVED, that the City of Champlin supports Three Rivers Park District RAISE application for Mississippi River Trail (MRT) Expansion Project funding and authorizes and directs the staff to support Three Rivers in their application process as well as associated project implementation.

The motion for the adoption of the resolution was duly seconded by Councilmember Tesdall, and upon vote being taken thereon, the following voted in favor thereof: Acting Mayor Truesdell, Councilmembers Tesdall, Moe, and LaCroix, and the following voted against the same: none, whereupon said resolution was passed this 13th day of January 2025.

*Nate Truesdell*

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Nate Truesdell, Acting Mayor

ATTEST:

*Julie Tembreull*

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Julie Tembreull, Exec. Asst./City Clerk

Councilmember Moe introduced the following resolution and moved its adoption:

**RESOLUTION NO. 2025-08  
CITY OF CHAMPLIN  
COUNTY OF HENNEPIN  
STATE OF MINNESOTA**

**RESOLUTION DESIGNATING THE OFFICIAL NEWSPAPER FOR THE CITY OF  
CHAMPLIN FOR 2025**

**WHEREAS**, there is a legal requirement that the City of Champlin designate an official newspaper; and

**WHEREAS**, the City must publish notices and documents in the designated newspaper.

**NOW, THEREFORE, BE IT RESOLVED** by the Champlin City Council that the *Star Tribune* is hereby designated as the official newspaper for the City of Champlin for 2025.

The motion for the adoption of the resolution was duly seconded by Councilmember Tesdall, and upon vote being taken thereon, the following voted in favor thereof: Acting Mayor Truesdell, Councilmembers Tesdall, Moe, and LaCroix, and the following voted against the same: none, whereupon said resolution was passed this 13th day of January 2025.

*Nate Truesdell*

Nate Truesdell, Acting Mayor

ATTEST:

*Julie Tembreull*

Julie Tembreull, Exec. Asst./City Clerk

Publication Summary

Councilmember Moe introduced the following Publication Summary of Ordinance No. 906 and moved its adoption:

**ORDINANCE NO. 906  
CITY OF CHAMPLIN  
COUNTY OF HENNEPIN  
STATE OF MINNESOTA**

**PUBLICATION SUMMARY - INTERIM ORDINANCE PLACING A SIX-MONTH  
MORATORIUM ON RESIDENTIAL HOUSING DEVELOPMENTS GENERALLY  
LOCATED IN THE NORTHWEST AREA WITHIN THE CITY OF CHAMPLIN**

The City Council of the City of Champlin adopted an interim ordinance placing a six-month moratorium on residential housing developments generally located in the northwest area and south of French Lake Road within the City of Champlin to study lot density, future access, traffic flow and grading/utility issues.

The full ordinance is available for review at Champlin City Hall, 11955 Champlin Drive, Champlin, MN, 55316 during regular office hours.

Motion by Councilmember Moe and seconded by Councilmember Tesdall authorizing summary publication of the interim ordinance. Voting in favor were Acting Mayor Truesdell, Councilmembers Tesdall, Moe, and LaCroix. Voting against: none. Motion carried.

*Nate Truesdell*

Nate Truesdell, Acting Mayor

ATTEST:

*Julie Tembreull*

Julie Tembreull, Exec. Asst./City Clerk

Councilmember Moe introduced the following ordinance, waiving the first reading, conducting the second reading, and moving its adoption:

**ORDINANCE NO. 906  
CITY OF CHAMPLIN  
COUNTY OF HENNEPIN  
STATE OF MINNESOTA**

**INTERIM ORDINANCE PLACING A SIX-MONTH MORATORIUM ON RESIDENTIAL  
HOUSING DEVELOPMENTS IN THE AREAS OUTLINED ON ATTACHMENT "A"  
WITHIN THE CITY OF CHAMPLIN, TO STUDY LOT DENSITY, GRADING, FUTURE  
ACCESS, FLOW OF TRAFFIC AND UTILITY ISSUES**

The Council of the City of Champlin does ordain as follows:

**SECTION 1. FINDINGS.**

1. The City Council has identified lot density, future access of flow traffic and grading/utility issues associated with the potential development of property located within the City of Champlin as described on Attachment A.
2. Said issues include but are not limited to an inconsistency with the designation of the Comprehensive Plan as Rural Agricultural, and the City's Zoning of Low Density for the property. In addition, other issues include unaddressed topographical and lot density issues, as well as future access, flow of traffic, transportation, and utility issues in the identified area as noted above, and well as to examine topographical issues of the property that may cause constraints to density and housing lot size.
3. The potential density issue may affect the grading, water, sewer, and stormwater infrastructure that the City will need to utilize in the potential development of the property, including analyzing the potential of sharing services to the properties with the neighboring City of Dayton.
4. Minn. Stat Statutes 462.355 permits the governing body of the municipality to adopt an interim ordinance applicable to all or part of its jurisdiction for the purpose of protecting the planning process and the health, safety and welfare of its citizens. The interim ordinance may regulate, restrict, or prohibit any use, development, or subdivision within the jurisdiction or a portion thereof for a period not to exceed one year from the date it is effective.
5. The Champlin City Council has identified a need for a study in order to determine needs related to lot density and traffic circulations including future access, flow of traffic, and utility issues for this area in the City of Champlin and has submitted the matter to the Planning Commission to conduct a study and provide consideration and input to the Council.
6. The Champlin City Council has determined that there would be a threat to the overall effectiveness of the Comprehensive Plan and the planning process by

individuals or entities submitting plans or seeking permits on a premature basis in order to avoid any subsequent amendment of the Comprehensive Plan or residential development of the property due to unaddressed topographical and lot density issues, as well as future access, flow of traffic, transportation, and utility issues in the identified area as noted above.

7. The Champlin City Council has determined that there would be a threat to the overall safety of the community of permitting the location and development of a residential development at the property due to unaddressed topographical and density issues, as well as future access, flow of traffic, transportation, and utility issues in the identified area as noted above.

## SECTION 2. STUDY.

The City Council hereby authorizes and directs the City's Planning Department to study and make a report on the matter to the City Council after consideration of the matter.

## SECTION 3. MORATORIUM.

A moratorium is hereby imposed within the area outlined on Attachment A on the submission of any development plans, applications or permits for the properties outlined on Attachment A for six-months after the effective date of this interim ordinance. The City shall not accept, process, or act on any application, site plan, building permit, or zoning approval for a new or expanded development.

## SECTION 4. VIOLATIONS.

During the period of the moratorium, it is a violation of this Ordinance to do any of the following within the City:

1. Establish a new development within the area outlined on Attachment A; or
2. Expand an existing development within the area outlined on Attachment A.

## SECTION 5. EXCEPTIONS.

The moratorium imposed by this Ordinance does not delay or prohibit any subdivision that has been given preliminary approval nor extend the time for action under the 60-day rule with respect to any application filed prior to the effective date of this interim ordinance.

## SECTION 6. ENFORCEMENT.

The City may enforce this Ordinance by mandamus, injunctive relief, or other appropriate civil remedy in any court of competent jurisdiction. The City Council hereby authorizes the City Administrator, in consultation with the City Attorney, to initiate any legal action deemed necessary to secure compliance with this Ordinance. A violation of

this Ordinance is also subject to the City's general penalty listed in Champlin City Code § Sec. 1-7.

#### SECTION 7. EFFECTIVE DATE AND TERM.

This Ordinance shall be in full force and effect immediately from and after its passage by the City Council, and shall have a term of six months. This Ordinance shall remain in effect until the expiration of the six-month term, until it is expressly repealed by the City Council, or until the effective date of an ordinance amending the City Code to address development, whichever occurs first.

#### SECTION 8. GENERAL PROVISIONS.

1. Not Codified. This Ordinance is transitory in nature and shall not be codified into the City Code.
2. Severability. Every section, provision, and part of this Ordinance is declared severable from every other article, section, provision, and part thereof. If any article, section, provision, or part of this Ordinance is held to be invalid by a court of competent jurisdiction, such judgment shall not invalidate any other article, section, provision, or part of this Ordinance.

The motion for the adoption of the ordinance was duly seconded by Councilmember Tesdall, and upon vote being taken thereon, the following voted in favor thereof: Acting Mayor Truesdell, Councilmembers Tesdall, Moe, and LaCroix, and the following voted against the same: none, whereupon said ordinance was passed this 13th day of January 2025.

*Nate Truesdell*

Nate Truesdell, Acting Mayor

ATTEST:

*Julie Tembreull*

Julie Tembreull, Exec. Asst./City Clerk

Councilmember Moe introduced the following ordinance, waiving the first reading, conducting the second reading, and moving its adoption:

**ORDINANCE NO. 907  
CITY OF CHAMPLIN  
COUNTY OF HENNEPIN  
STATE OF MINNESOTA**

**ORDINANCE AMENDING CHAPTER 42 - PARKS, SECTION 42-21-DEFINITIONS  
AND SECTION 42-24-MOTOR VEHICLES REGARDING THE USE OF ELECTRIC  
BICYCLES ON CITY TRAILS**

**Sec. 42-21. - Definitions.**

*Motorized vehicle* means any vehicle having a self-contained unit for propelling the vehicle by means of converting stored energy. The term "motorized vehicle" shall include, but shall not be limited to, automobiles, trucks, motorbikes, minibikes, snowmobiles, and battery-powered carts.

*Electric Bicycle.* Electric Bicycles, which are commonly referred to as e-bikes, include Class 1 electric-assisted bicycles, Class 2 electric-assisted bicycles, and Class 3 electric-assisted bicycles as defined in Minnesota Statute 169.011, subd 15a, 15b, and 15c, respectively. This Section does not prohibit the operation of any manual or motorized wheelchair, as defined by Minn. Stat. 169.011, subd. 93, or electronic personal assistive mobility device, as defined in Minn. Stat. 169.011, subd. 26.

**Sec. 42-24. - Motor vehicles.**

No motorized vehicle or machines of any kind, except those operated by and for the city may drive on or across any park, except as specifically authorized pursuant to this Code. Motor vehicles shall be parked in spaces designated only for parking. There shall be no parking of motor vehicles in a park or in a parking area in a park after the closing hour. Electric bicycles are exempted from the requirements of this Section.

**Sec. 42-24(A).**

Electric bicycles operated within the City shall comply with Minnesota State Statutes and the following additional requirements:

1. Any person under the age of 18 operating or riding on an electric bicycle shall wear a helmet or other protective headgear approved for bicycle riding by the United States Department of Transportation or the American National Standards Institute (ANSI). Subd.
2. No person shall operate an electric bicycle on natural or artificial turf, playfield, playground, court, ice rink, natural area, or structure located in a designated public park.



3. Electric-assisted bicycle. No person shall ride or operate an electric-assisted bicycle in any park or parkway except in a prudent and careful manner and maintaining effective control and operation of the electric-assisted bicycle.

Violations. Any violation of the provisions hereof or of the statutes adopted by reference in Sec 42-24(A) is a violation of this Section when it occurs within the City. Any person thus violating any provision of this Section shall be guilty of a petty misdemeanor.

The motion for the adoption of the ordinance was duly seconded by Councilmember LaCroix, and upon vote being taken thereon, the following voted in favor thereof: Acting Mayor Truesdell, Councilmembers Tesdall, Moe, and LaCroix, and the following voted against the same: none, whereupon said ordinance was passed this 13th day of January 2025.

*Nate Truesdell*

Nate Truesdell, Acting Mayor

ATTEST:

*Julie Tembreull*

Julie Tembreull, Exec. Asst./City Clerk

Councilmember LaCroix introduced the following resolution and moved its adoption:

**RESOLUTION NO. 2025-09  
CITY OF CHAMPLIN  
COUNTY OF HENNEPIN  
STATE OF MINNESOTA**

**RESOLUTION DENYING A 22.2 FOOT VARIANCE TO THE FRONT YARD  
SETBACK AT 12152 MISSISSIPPI DRIVE N (JOSEPH GALANTE)**

WHEREAS, Joseph Galante, 12152 Mississippi Drive N, requested a variance to the average front yard setback to construct a new attached garage on said property; and

WHEREAS, the average front yard setback for said lot is 86.5; and

WHEREAS, Mr. Galante made an application for a 22.2 foot variance to the front yard setback proposing for the front yard setback to be 64.3 feet; and

WHEREAS, variances shall only be permitted when they are in harmony with the general purpose and intent of the ordinance and when the variances are consistent with the Comprehensive Plan; and

WHEREAS, variances shall meet the "practical difficulties" in complying with the official control; and

WHEREAS, the City has determined that the request does not meet all the practical difficulties criteria necessary for granting a variance, including the following:

1. The property owner proposes to use the property in a reasonable manner not permitted by an official control; and
2. The plight of the landowner is due to circumstances unique to the property not created by the landowner; and
3. The variance, if granted, will not alter the essential character of the locality.

WHEREAS, the City of Champlin Planning Commission held a public hearing on December 16th, 2024 regarding the variance and recommended denial; and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Champlin, Minnesota, that the request for a variance at 12152 Mississippi Drive N is hereby denied.

The motion for the adoption of the resolution was duly seconded by Councilmember Moe, and upon vote being taken thereon, the following voted in favor thereof: Acting Mayor Truesdell, Councilmembers Moe and LaCroix, and the following voted against the same: Councilmember Tesdall, whereupon said resolution was passed this 13th day of January 2025.

*Nate Truesdell*

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Nate Truesdell, Acting Mayor

ATTEST:

*Julie Tembreull*

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Julie Tembreull, Exec. Asst./City Clerk

Councilmember LaCroix introduced the following resolution and moved its adoption:

**RESOLUTION NO. 2025-10  
CITY OF CHAMPLIN  
COUNTY OF HENNEPIN  
STATE OF MINNESOTA**

**RESOLUTION DENYING A CONDITIONAL USE PERMIT FOR AN ATTACHED  
GARAGE EXCEEDING 1,000 SQUARE FEET AT 12152 MISSISSIPPI DRIVE N  
(JOSEPH GALANTE)**

WHEREAS, Joseph Galante, 12152 Mississippi Drive N, requested a conditional use permit for a garage over 1,000 square feet to construct a new attached garage on said property; and

WHEREAS, Mr. Galante also made an application for a 22.2 foot variance to the front yard setback in order for the garage to be constructed; and

WHEREAS, the variance application was denied as it did not meet the "practical difficulties" in complying with the official control; and

WHEREAS, the City has determined that the garage request does not meet the required setbacks without the variance; and

WHEREAS, the City of Champlin Planning Commission held a public hearing on December 16th, 2024 regarding the conditional use permit; and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Champlin, Minnesota, that the request for a conditional use permit at 12152 Mississippi Drive N is hereby denied.

The motion for the adoption of the resolution was duly seconded by Councilmember Moe, and upon vote being taken thereon, the following voted in favor thereof: Acting Mayor Truesdell, Councilmembers Moe and LaCroix, and the following voted against the same: Councilmember Tesdall, whereupon said resolution was passed this 13th day of January 2025.

*Nate Truesdell*

Nate Truesdell, Acting Mayor

ATTEST:

*Julie Tembreull*

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Julie Tembreull, Exec. Asst./City Clerk