

Minutes of the proceedings of the Planning Commission of the City of Champlin in the County of Hennepin and the State of Minnesota pursuant to due call and notice thereof

Special Session
June 30, 2025
City Council Chambers

Call to Order	The Champlin Planning Commission met in Regular Session and was called to order by Acting Chairperson Jordan Simon at 7:00 p.m.
Pledge of Allegiance	Acting Chairperson Simon led the group in the Pledge of Allegiance.
Roll Call	Present were: Acting Chairperson Simon, Commissioners Brady Dube, Jeff Kendall, Kathy Manemann, Ryan Reider, and Ben Uglem. Absent: Chairperson Darr and Commissioner Bob Streitz. Also present were City Planner Lexi Smith and City Clerk Julie Tembreull.
Role of the Commission	Chairperson Simon briefly reviewed the role of the Commission.
Oath of Office	The City Clerk administered the Oath of Office to Commissioner Brady Dube.
Approval of Agenda (June 30, 2025) Motion	Motion by Commissioner Uglem, and seconded by Commissioner Manemann, to approve the agenda of the June 30, 2025, Planning Commission meeting as presented. All voted in favor, and the motion carried.
Open Forum	No one was present for open forum.
Approval of Minutes (April 21, 2025) Motion	Motion by Commissioner Kendall, and seconded by Commissioner Reider, to approve the minutes of the April 21, 2025, Planning Commission meeting as presented. All voted in favor, and the motion carried.
<u>Public Hearings</u> Public Hearing for the Comprehensive Plan Amendment for the Northwest Area Moratorium	<p>The City Planner stated that in January 2025, the City of Champlin adopted a six-month moratorium on five properties totaling approximately 19 acres in the northwest portion of the city, generally located south of French Lake Road and north of the Reserve of Elm Creek neighborhood. The moratorium or development "timeout" is to allow City staff time to evaluate several key development-related constraints and ensure the City Council fully understands the feasibility and implications of potential residential redevelopment in this area. The objective of the moratorium is to evaluate the redevelopment potential of the study area by identifying barriers and feasibility factors that help guide future land use decisions and development provisions. The final outcome is an amendment to the Comprehensive Plan. It is important to note that there are no active development proposals; this was a City-led effort. She stated that the moratorium studies focused on issues related to land use, housing density, topography, utilities, traffic, and access. To support this work, the City engaged two consultants to perform a traffic study, concept plan, utility plan, and grading analysis. She introduced the consultant who assisted with the traffic study.</p> <p>Justin Anibas, SEH, presented the results of the traffic study, which included various development scenarios, connection scenarios, traffic volumes, and daily trip estimates.</p> <p>The City Planner reviewed the results of the concept plan, utility plan, and grading analysis. The City Council held two worksessions during this process, and the consensus of the Council was used as the guidelines for the Comprehensive Plan Amendment. She presented the proposed details of the Comprehensive Plan Amendment. She asked the Commission to hold the public hearing and provide input on the amendment, which the City Council will review at their next meeting in July.</p>
Public Hearing	Acting Chairperson Simon opened the public hearing at 7:20 p.m.
	The City Planner noted two written comments that she received via email that have been distributed to the Commission and will become part of the public record. The comments were from Nathan Fair of Jonathon Homes and Sarah Gustafson, an impact property owner.

Commissioner Uglem disclosed that he is a resident of The Reserve neighborhood.

Nathan Fair, 13432 Hanson Boulevard, spoke in representation of multiple landowners and noted that his company has an expressed interest in developing the land and building some of the homes. He reiterated that he did send his comments in writing and was available to answer any questions the Commission may have. He recognized that this is a challenging group of properties for development and appreciated the time that staff have spent digging into the details of potential development. He commented that the site is short of dirt, and there is a floodplain issue. He stated that the trout pond excavation allowed that dirt to be used in The Reserve to increase the elevation and bring that property out of the floodplain. He stated that 19 acres is a challenge, as they could not dig another trout pond. He stated that while he understands the vision and likes that vision, there is a hardship on this property because there is not enough dirt in the area to raise the site. He stated that the grading plan shows that even with the pond, 44,000 yards of dirt would be required to raise the elevation of the site to support the desired types of homes. He believed that they could find a good solution to allow landowners to sell their land for a fair market value. He stated that a restrictive covenant and PUD would restrict those property owners from selling at a fair market value. He noted that these residents have lived here for a fair amount of time, and all four property owners are willing to work together on a development plan. He stated that if there is not enough fill, they would construct a slab-on-grade type home, noting a similar development of that type they constructed in Champlin. He recognized that each piece of land is different and dictates the type of home that can be constructed.

Lindsey Eden, 10934 Brookside Trail, voiced her concern with a lack of an entrance into the land proposed for development. She expressed concern about adding 30 to 60 homes into an area with several children, pets, and neighborhood amenities such as a park and pool. She asked how construction traffic could impact the residents of the existing neighborhood as well as the roads. She stated that if there are going to be slab-on-grade homes, she believed that should be a separate neighborhood and HOA, but if the homes are going to be similar in style, they could consider adding those to the existing neighborhood and HOA. She asked that the City get input from the Fire Marshall to verify the safety of having only one access for that many homes.

Kris Myers, 10975 French Lake Road, commented that she has a one-acre parcel in the group of four landowners in this area. She stated that she has nice trees on her property and asked if this requirement would limit someone from purchasing her property to tear down the home and build a new home on the lot. She asked what requirements would apply if another property owner were to similarly sell their property alone for the creation of one home. She commented that the land is still low with a high water table and asked what that means if this goes forward.

The City Planner stated that if any of the properties were to sell their home and someone else moved in, they could do so. She stated that if someone were going to purchase the home for development, the guidelines would then apply. She stated that if someone were to tear down the existing home and build one new home, that would be allowed and would require a building permit.

Ms. Myers stated that placing special restrictions on these properties and four property owners does not seem fair, as it will ultimately impact the values of these properties. She stated that it does not seem that these types of restrictions should be placed on four property owners, as it is very restrictive and limiting to the property owners.

Ryan Holland, 11085 French Lake Road, stated that he owns the property but does not live in the home, as it is older and dilapidated. He noted that he also owns the adjacent 2.5-acre parcel in Dayton. He commented that the actions being discussed would have implications for his properties in both communities. He stated that his biggest concerns are related to the concept that for this to be feasible, it would all have to happen at the same time. He noted that there have been points where all the property owners are close to being on the same page, but with the restrictions being proposed, there are developers that will start to walk away, and the landowners will no longer work together. He commented that it would then make him a prisoner because he would not be able to develop his land or move forward without it all being done at the same time. He stated that the fill that would be needed for his land would have to come from another property. He stated that the economics of bringing that much fill into his property would make his land value zero. He commented that he has attended many of the meetings throughout this process and read the reports because this impacts his properties. He was concerned as a landowner about

the value of his property being erased with these restrictions. He stated that fill would not be necessary to build a different type of home that would not require that type of fill. He stated that he initially purchased the land to build a home for himself and his parents, but the City made it very clear that they were not happy with those plans to build a single home on the land. He stated that as a business owner in Champlin, he chose to engage with developers to hear other options, and each of the developers has stated the same as Mr. Fair. He stated that if his land value were to be significantly impacted by these restrictions, he would be forced to build a single-family home on his lot, which would impact the vision for this area. He stated that while he respects the vision/wishes of the Council, sometimes a vision/wish does not make sense economically.

Ms. Myers stated that she does intend to sell her home as she is currently maintaining the property by herself, and she will not be able to do that for the foreseeable future. She stated that these restrictions have complicated her life.

Tracy Audette, 10809 Brookside Trail, stated that they built in an early stage and were aware that this area would be subject to future development, but had been told that development would have a separate entrance. She stated that Brookside Trail is already a busy road for the neighborhood and handles the neighborhood's busing for children. She expressed concern with adding traffic to Brookside Trail and whether the thousands of trucks of fill would be coming through Brookside Trail. She asked if the traffic study also accounted for Amazon deliveries. She asked how long Brookside Trail would be maintainable as it is today versus with the additional traffic. She stated that she was among the residents who were concerned about the entrance to Brookside Trail, who wanted the roundabout, and they are grateful to have the stop signs. She commented that some of the residents attended Dayton meetings, and one of the challenges that Dayton has had is that they have put development before roads, which created a situation where they have a large number of homes with too much traffic and poor road design. She asked that the City slow down to ensure that the infrastructure is in place, with roads and entrances that exist for safety. She stated that a roundabout may never happen in her lifetime, but there needs to be a second access for the neighborhood.

Mr. Fair stated that, as a developer, they would not access Brookside Trail for construction traffic. He noted that they would work with the City and County and plan to use an existing driveway off the County road. He commented that construction vehicles and trucks bringing fill would not come through the neighborhood. He stated that the bus stop in his neighborhood is also very busy, and they worked with the school to change the location of the bus stop to a safer spot within the neighborhood. He noted a City easement within the Reserve development against the pond, which could be a safer spot for the bus to pick up children.

Motion

Motion by Commissioner Uglem, and seconded by Commissioner Dube, to close the public hearing. All voted in favor, and the motion carried.

The public hearing was closed at 7:47 p.m.

Commissioner Uglem thanked all the residents for providing input. He stated that in speaking to his neighbors, the largest concern is with safety because of the number of children in the neighborhood. He stated that there are a lot of amenities that are meant to draw residents to that area from the overall neighborhood. He had a concern with adding that number of vehicles onto the neighborhood roads, with all the children moving around. He stated that the current HOA is specific to the neighborhood with neighborhood amenities. He asked if the other neighborhood would be absorbed into the HOA and whether the amenities could support the additional residents.

The City Planner stated that the City cannot require the new neighborhood to be added to the existing HOA. She commented that in speaking with the Reserve HOA President, there is a clause that requires a certain percentage of all of the homeowners to support the request before new homes could be added into the existing HOA, so the residents would make the choice. She stated that if there is a mortgage on a home, the homeowner would get a vote as well as the mortgage company. She stated that the Comprehensive Plan Amendment would require any future development to have an HOA, whether that is a new HOA or whether they join the existing HOA. She stated that The Reserve has a key system for the pool, which would restrict access, but recognized that the playground and basketball hoop would not be as easy to regulate use. She commented that those are topics they've heard from the neighborhood and recognize. They

will keep in mind as they move forward, if and when a development proposal were to come forward.

Commissioner Uglem stated that Mr. Fair mentioned the fill that would be required to develop the property and asked if it would not be feasible to do single-family standalone homes in this area.

Mr. Fair stated that, based on his experience in development, it would not be economically feasible for the landowners to sell their land at fair market value and bring the dirt in for development. He stated that if the floodplain issues did not exist, they would have already proposed the two-story lookout / walkout style homes as an addition to The Reserve. He stated that there were discussions with staff last fall about a conforming R-1 plan with split-level homes, as those could be constructed without bringing fill in, which led to the moratorium. He stated that if these restrictions were put into place, it would affect how development happens and the value of the properties. He asked that the Commission pause this and ask the Council to hold a worksession and review the other options available. He noted that this would allow additional time to review the issue of safety as well. He stated that amenities within a development are meant to be the centerpiece and feature, and adding this number of trips would impact that. He asked how often a villa buyer would come and go compared to a two-story family home. He noted that the villa product would also provide life cycle housing options for parents whose children may live within The Reserve. He recognized the work that staff and the consultant have put into this to provide a potential connection to Dayton. He noted that this is not an easy site for development, and he is just one developer, but the landowners have spoken to multiple developers.

Acting Chairperson Simon referenced the 5.6-acre property and asked if that landowner could sell to a person who wanted to build one single-family home. He asked if the Comprehensive Plan Amendment triggers would only be activated if all the properties were to be developed together.

The City Planner confirmed that someone could purchase the property and build one home. She explained that the Comprehensive Plan Amendment triggers would be activated whether the properties would develop separately or together.

Acting Chairperson Simon asked for the information that the traffic study accounted for and whether it was just the daily trips of the homes or also included things like mail, buses, and deliveries.

Mr. Anibas explained how they estimate daily trips and the different elements that are factored in, which include all things typical to residential neighborhoods, such as trash trucks and delivery vehicles.

Commissioner Kendall asked how far out the traffic study looked.

Mr. Anibas stated that the study focused on the direct area and did not expand larger into the community. He stated that perhaps there would be a longer-term traffic study for French Lake Road by the County, which could extend to TH 169.

Acting Chairperson Simon commented that the Comprehensive Plan Amendment does include language that the City would be open to considering additional traffic improvements and connections. He was curious as to why the access would be restricted to right-in/right-out, but recognized that it is most likely a County restriction.

Ms. Anibas confirmed that they spoke with the County to discuss potential access, and the County would only allow one full access west of Brookside Trail, providing additional input received from the County related to right-in/right-out access.

Acting Chairperson Simon recognized that future access to Arrowwood would be a decision of Dayton.

The City Planner stated that the Comprehensive Plan Amendment would be submitted to the Metropolitan Council, which includes comments from neighboring communities. She stated that a comment was received from the City of Dayton, which has been involved in this conversation and process. She stated that Dayton would like and support a connection between the two cities with a full intersection at Arrowwood, but ultimately, the decision at Arrowwood is the City of Dayton.

Commissioner Manemann asked if Dayton has heard about what Champlin is proposing and whether there has been discussion about their side.

The City Planner stated that Dayton has been involved in discussions on these properties for a few years. She stated that in recent conversations, Dayton has stated that none of their property owners want to develop at this time, other than the Holland property. She stated that Mr. Fair had brought forward a development concept 18 to 24 months ago for the Holland properties in Champlin and Dayton, and the cities have been working together closely since that time.

Commissioner Manemann asked if the Dayton side also has the issue with elevation, where fill would be required.

The City Planner stated she believe so, but the study did not look at this area and noted that perhaps Mr. Fair would know better.

Mr. Fair stated that the Dayton land is also low. He stated that he has done a concept plan on the Dayton site showing slab-on-grade villas. He stated that the Dayton land is consistently flat, and the water would run into the Three Rivers Park District in Dayton. He stated that the Dayton side will never be two-story, traditional homes because there is not enough land to dig a pond and bring the elevation up to grade.

Acting Chairperson Simon asked if the fill estimation is just for the Champlin properties.

The City Planner provided clarification on the amount of fill estimated with and without a connection to the Reserve pond. Without the connection pond, it is approximately 40,000 cubic yards short and with the connection pond, it is approximately 25,000 cubic yards short.

Mr. Fair stated that pond one, shown in the concept, would tie into the existing Reserve pond. He stated that even with pond one being dug on the Reserve site, there is only so much depth to a pond that can be created because of the water level and required slopes. He noted that even with that large pond option, the overall sites would still be 25,000 yards short on dirt, which is about 2,000 trucks that would need to bring in fill. He stated that the floodplain drives the product. He stated that they would propose part of the site to have walkout/lookout style homes to transition from The Reserve to slab-on-grade homes. He stated that these restrictions would place an undue burden on the landowners and developers, and residents would not be able to sell their properties at fair market value.

Acting Chairperson Simon asked about the cost of a truckload of dirt.

Mr. Fair replied that sometimes they can find dirt for free, but the quality of that dirt is not known. He stated that if they are buying sand, it would be 50 cents to one dollar a yard. He stated that the sand/dirt is not the cost; it is the trucking portion of the process. He stated that it would be \$12 to \$15 per yard to bring the fill to the site, but then it would need to be moved around on the site as well.

Commissioner Manemann referenced a letter received from a resident, Sarah Gustafson, who sounds to be one of the property owners and asked which property that is.

The City Planner replied that the property owner has property three.

Commissioner Kendall asked if the City is looking to have one developer show interest in these five properties.

The City Planner stated that the City receives development requests as they come forward. She explained that there could be multiple developers, although that would not likely be the most effective or cost-effective method.

Commissioner Kendall commented that it would seem that this would need to happen all at once. He asked if there has been any response from the City to multiple developers to make offers to the landowners at some point.

The City Planner replied that there has only been one property owner interested development at this point. She noted that there had been previous interest in another property owner a few years ago.

Commissioner Manemann stated that she sees the concerns and costs discussed tonight. She commented that, as much as the Council has a vision in mind, she would agree that it would not be feasible, and therefore, she will not support the Comprehensive Plan Amendment as proposed. She recognized a desire to have a copy of The Reserve, but the property will not feasibly sustain that type of development. She believed that there should be more thought and discussion about the property and its vision.

Commissioner Uglem agreed there could be more review to find a development that would look good, but also be feasible to develop.

Acting Chairperson Simon stated that he shares similar concerns and thoughts. He stated that safety is a top priority. He commented that there has been a lot of discussion and study that could put the issue of safety to bed. He noted that his concern is with the scale and the impact on land values of the existing landowners. He stated that if they were to move forward, he would want to see it modified, as it seems the requirement for two-story homes is the issue.

Commissioner Dube agreed.

Commissioner Kendall stated that he would also like to see separate access without connection to The Reserve, but recognized there could be an issue with connecting to the County road.

Mr. Fair appreciated the concerns from the residents in The Reserve. He noted that staff have worked hard with their consultants and the County, and based on his experience as well, it would be challenging, if not impossible, to get permission from the County for a separate access. He stated that they would work to make any development as safe as possible.

Commissioner Manemann asked if the City does not believe that access could be provided onto French Lake Road.

City Planner commented on the potential for a roundabout at Burr Oak Lane, but then access at Valley Forge Lane would have to be limited.

Mr. Anibas commented that there would be a right-in/right-out access onto French Lake Road. He further stated that if access to the existing neighborhood is cut off, that would create additional problems on the road.

Acting Chairperson Simon asked if there could be a full access point at Arrowwood.

Mr. Anibas stated that the County encourages connection between the communities as Arrowood would be allowed to be a full access.

Acting Chairperson Simon referenced the recommended scenario one, which would have a stubbed out access to Dayton. He noted that within the amendment as proposed, it seems that the two points of contention are the home styles and traffic connections.

Commissioner Manemann recalled information in the packet, which stated the possibility of a roundabout at Brookside Trail and French Lake Road, and asked if that is likely.

The City Planner replied that the City was awarded a grant which would have covered a small percentage of the cost for a roundabout, if it were built by 2027. She stated that the City is currently working through the Capital Improvement Plan, noting that a large portion of that is road projects. She stated that the City is currently determining where that project would fall and appears to be a moving target; therefore, she cannot provide a specific year.

Commissioner Reider asked if Cedar Ridge and Three Oaks could be connected and whether The Reserve would be accepting of that.

Commissioner Uglem commented that the neighborhood views the second access as a benefit, and if traffic were spread out, there would not be as much concern. He noted that Brookside Trail already has a lot of traffic, which is a concern.

The Commission discussed possible amendments that could be considered to the proposed Comprehensive Plan Amendment.

The City Planner and Mr. Anibas provided additional input on traffic scenarios already considered in the studies.

Motion

Motion by Commissioner Uglem, and seconded by Commissioner Kendall, to recommend that the City Council approve the Comprehensive Plan Amendment, with modifications to strike the prohibited home types and update bullet one under land use development requirements to state that any single-family home style product meeting the low-density range would be considered. All voted in favor, and the motion carried.

The City Planner noted that this will move forward to the City Council at its July 14, 2025, meeting. It was noted that Commissioner Uglem is the Commission representative for that meeting.

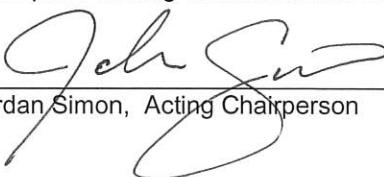
Other Business

Updated Council Assignment Calendar

The City Planner reviewed the updated Council assignment calendar. She also provided an update on other items of interest to the Commission, including the front door grant program income limits have expanded. She noted that there is a vacant seat on the Commission for Ward 2 and encouraged interested residents to apply.

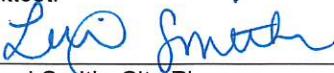
Adjourn Motion

Motion by Commissioner Kendall and seconded by Commissioner Reider, to adjourn the meeting. All voted in favor, and the motion carried. The Champlin Planning Commission meeting adjourned at 8:41 p.m.



Jordan Simon, Acting Chairperson

Attest:



Lexi Smith, City Planner

