

Call to Order                    The Champlin City Council met in Worksession and was called to order by Mayor Nelson at 7:30 p.m.

Roll Call                        Present were Mayor ArMand Nelson, Councilmembers Ryan Karasek, Kara Terry, Bruce Miller and Eric Johnson.

                                      Absent: none.

                                      Staff Present: City Administrator Bret Heitkamp, Community Development Director John Cox, City Clerk Roberta Colotti and City Attorney Scott Lepak.

Approval of Agenda            Motion by Councilmember Johnson and seconded by Councilmember Terry to approve the agenda for  
(January 26, 2015)  
Motion                         the January 26, 2015 Worksession II as presented. Voting in favor were Mayor Nelson, Councilmembers Karasek, Terry, Johnson and Miller. Voting against: none. Motion carried.

Alternative Land Uses:        The Community Development Director stated that previously, the City Council directed staff to  
Hwy. 169 Corridor            consider and recommend potential alternative land uses for eleven undeveloped properties along the highway corridor. Tonight six of these properties are being presented for Council discussion. The balance will be introduced in February.

                                      The Community Development Director stated that the six undeveloped highway properties were platted between 1997 and 2005 and are shovel ready. The staff review considered land uses other than their current commercial zoning including office warehouse, townhomes, apartments and auto related businesses.

**Parcel No. 1**  
4-Acre Parcel  
South of Willy McCoy's  
Wiley Properties  
#30.120.21.12.0010-14

**Council Consensus**  
It was the consensus of the Council to consider office warehouse for this site if a plan can be developed that blends with the existing adjacent residential community. Staff was directed to talk with the other adjacent property owner regarding combining the two parcels for development. Staff was directed to bring back sample drawings showing the proposed building types.

**Parcel No. 2**  
1.49-Acre Parcel  
122<sup>nd</sup> Avenue & Business Park Boulevard  
Hidden Oaks LLC  
#30.120.21.13.0007

**Council Consensus**  
It was the consensus of the Council not to pursue residential development (i.e. detached townhomes) on this site. It was further the consensus of the Council to consider auto related uses such as high end detailing and car wash businesses. Auto repair and sales are not part of the list of auto related businesses envisioned for this site.

**Parcel No. 3**  
1-Acre Parcel  
121<sup>st</sup> Avenue & Business Park Boulevard  
Hidden Oaks LLC  
#30.120.21.13.0005

**Council Consensus**

It was the consensus of the Council not to pursue the development of detached townhomes on this site and to make no other changes to the zoning for this site.

**Parcel No. 4**

.71-Acre Parcel  
120<sup>th</sup> Avenue & Business Park Boulevard  
Ryan Companies US  
#30.120.21.42.0010

**Council Consensus**

It was the consensus of the Council not to consider alternative land uses for this site further, given its limited size.

**Parcel No. 5**

3.57-Acre Parcel  
Champlin Village  
Ryan Companies US  
#30-120.21-42.0007-0008  
#30.120.21.42.0012

**Council Consensus**

It was the consensus of the Council to direct staff to further evaluate senior housing as an alternative land use for this site.

**Parcel No. 6**

4.4-Acre Parcel  
Emery Village  
Chesapeake Companies  
#30.120.21.43.0208

**Council Consensus**

It was the consensus of the Council not to consider alternative land uses for this site any further.

Adjournment

The Champlin City Council adjourned the Worksession at 8:15 p.m.

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ArMand Nelson, Mayor

Attest:

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Roberta Colotti, CMC, City Clerk