

Worksession
January 9, 2014
Municipal Center

- Call to Order The Champlin City Council met in Worksession and was called to order by Mayor ArMand Nelson at 6:00 p.m.
- Roll Call Present were Mayor ArMand Nelson and Councilmembers Eric Johnson, Ryan Karasek and Bruce Miller.
- Excused Absent: Councilmember Kara Terry.
- Staff Present: City Administrator Bret Heitkamp, Community Development Director John Cox and City Planner Scott Schulte.
- Guests Attending: Dave Gonyea and Jake Walesh of Gonyea Development and Dean Hanson of Hanson Builders.
- Approval of Agenda Motion by Councilmember Johnson and seconded by Councilmember Karasek to approve the agenda (January 9, 2014) for the January 9, 2014 Worksession as presented. Voting in favor were Mayor Nelson, Councilmembers Johnson, Karasek and Miller. Voting against: none. Motion carried.
- Motion
- Harstad Property/Gonyea The City Planner presented the Harstad property residential development proposed for the Northwest Development Area. He reported that Gonyea Development is proposing to develop this property for 100 homes. He stated that Gonyea Development has several interested custom home builders including Hanson Homes that would like to build within this development. He stated that in response to the December 9, 2013 City Council request for alternative layouts Mr. Dave Gonyea and Jake Walesh representing Gonyea homes are present this evening with two development options for the consideration of the Council. The developer is seeking Council consensus direction on the preferred alternative.
- The City Planner presented the two alternatives with pros and cons. He stated that staff recommends Alternative #2.
- Alternative #1
Grid-like street pattern with no cul-de-sacs.
- The benefits of this layout include (1) Superior public service delivery (less effort to snow plow and improved access for public safety vehicles, buses and other service vehicles); (2) Better neighborhood connection via connected streets; and (3) Enhanced Driver orientation.
- The disadvantage of this layout is it is not particularly interesting or distinctive. Also, many of the lots abut rear yards of adjacent lots.
- Alternative #2
Includes two cul-de-sacs
- The benefits of this layout include (1) Limited to local traffic, reduced noise and the probability of accident as well as having roadways that are safer for street activity; and (2) Market perceives this layout as exclusive and private leading to increased home values.
- The disadvantage of this layout is there is less neighborhood connection and public service delivery is compromised.
- Jake Walesh and Dean Hanson presented the development plans in detail. They provided information on the layout and amenity package associated with the proposed project.
- Council Consensus**
It was the consensus of the Council to support Alternative #2 as presented.

Adjournment

The Champlin City Council adjourned the Worksession at 7:40 p.m.

ArMand Nelson, Mayor

Attest:

Roberta Colotti, CMC, City Clerk