

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
August 25, 2014
Municipal Center

- Call to Order The Champlin City Council met in Regular Session and was called to order by Mayor ArMand Nelson at 7:00 p.m.
- Pledge of Allegiance The Pledge of Allegiance was recited.
- Roll Call Present were Mayor ArMand Nelson and Councilmembers Eric Johnson, Ryan Karasek, Bruce Miller and Kara Terry.
- Absent: None.
- Also present were City Administrator Bret Heitkamp, Community Development Director John Cox, City Engineer Tim Hanson, Assistant City Engineer Todd Tuominen, City Planner Scott Schulte and City Attorney Scott Lepak.
- Approval of Agenda
(August 25, 2014)
Motion Motion by Councilmember Johnson and seconded by Councilmember Karasek to approve the agenda for the August 25, 2014 Regular Meeting as presented. Voting in favor were Mayor Nelson, Councilmembers Johnson, Karasek, Miller and Terry. Voting against: none. Motion carried.
- Approval of Minutes
Motion Motion by Councilmember Miller and seconded by Councilmember Karasek to approve the minutes of the August 11, 2014 Worksession and August 11, 2014 Regular Meeting as presented. Voting in favor were Mayor Nelson, Councilmembers Karasek, Miller and Terry. Voting against: none. Abstained: Councilmember Johnson. Motion carried.
- Approval of Bills
(August 25, 2014)
Motion Motion by Councilmember Johnson and seconded by Councilmember Terry to approve the bills as submitted for payment on August 25, 2014. Voting in favor were Mayor Nelson, Councilmembers Johnson, Karasek, Miller and Terry. Voting against: none. Motion carried.
- Announcements Mayor Nelson made the following announcements:
- Budget Worksession – Tuesday, September 2nd at 6:00 p.m. in the Council Conference Room.
 - Council Worksession – Monday, September 8th at 5:45 p.m. in the Council Conference Room.
 - Economic Development Authority Meeting – Monday, September 8th at 6:15 p.m. in the Council Chambers.
 - City Council Meeting – Monday, September 8th at 7:00 p.m. in the Council Chambers.
 - Economic Development Authority Executive Session – Monday, September 8th following Council meeting, in the Council Conference Room.
 - The Farmers Market will be held every Wednesday through October 8th from 9:00 a.m. to 1:00 p.m. at the Ice Forum parking lot.
- Consent Agenda
Councilmember Johnson requested to pull Item #1, “Resolution No. 2014-67 Accepting the Bid and Award the Contract for West River Road (CSAH 12) and East Hayden Lake Road Roundabout Landscape Design, Improvement Project No. 21407”, from the Consent Agenda for further discussion.
- Resolution No. 2014-67
Accepting the Bid and
Award the Contract for
West River Road (CSAH
12) and East Hayden Lake
Road Roundabout
Landscape Design,
Improvement Project No.
21407 Councilmember Johnson questioned the difference between the Engineers Estimate of \$110,000 and the bid range of \$154,789 to \$203,260.96 for the West River Road & East Hayden Lake Road Roundabout Landscape Design Improvement Project. He questioned if the bids should be re-let to try to obtain costs closer to the estimate.
- The City Engineer stated that it has been a difficult year to estimate projects and that this project was estimated in the spring. He noted that the low bidder’s price was reduced upon review of the project details. He stated that while staff had considered re-bidding the project he did not believe that would result in a lower price and would in fact create additional costs related to sodding the site during the

interim.

Councilmember Johnson introduced the following resolution and moved its adoption:

A Resolution Accepting the Bid and Award the Contract for the West River Road (CSAH 12) and East Hayden Lake Road Roundabout Landscape Design, Improvement Project No. 21407

The motion for the adoption of the resolution was duly seconded by Councilmember Karasek, and upon vote being taken thereon, the following voted in favor thereof: Mayor Nelson, Councilmembers Johnson, Karasek, Miller and Terry, and the following voted against the same: none, whereupon said resolution was passed this 25th day of August 2014.

Councilmember Miller asked that staff further research why there was such a difference between the engineers estimate and the final price and report the finding to the Council.

Open Forum
11912 Mississippi Drive
Lot Split

Open Forum

James Busing, 11906 Mississippi Drive North, requested that the City contact him within one week to discuss what can be done to reverse the decision to grant a lot split to the property at 11912 Mississippi Drive or to discuss compensation for those that were negatively impacted by the decision.

Mayor Nelson stated that the City would have a staff member contact Mr. Busing.

New Business

Resolution No. 2014-68
Approving a Conditional
Use Permit to Construct
an Attached Garage
Addition Creating a 1,276
Square Foot Attached
Garage at 5824 Riverview
Lane: BJ Larson
Remodeling Co. (Project
2014-15)

The City Planner presented a request for a Conditional Use Permit (CUP) to construct a garage addition, which would create a 1,276 square foot attached garage. He explained that the City Code requires that a garage over 1,000 square feet requires a CUP. He advised that the project as proposed meets the CUP criteria. He reported that the Planning Commission held a public hearing on August 18th and recommended unanimous approval of the request.

The City Planner reported that there was discussion by the Planning Commission regarding the Home Occupation Use Condition which is part of the City Code governing the construction of a garage over 1,000 square feet. He stated that the Commission recommended that the City evaluate whether that condition could be removed and instead regulated by the Home Occupation Regulations.

Councilmember Karasek questioned if the side of the garage as proposed would interfere with the side yard setback.

The City Planner provided additional information and noted that the proposed structure would still be 15 feet from the property line which exceeds the minimum setback by almost three times.

Councilmember Miller confirmed that the size of 1,276 contains both the existing garage and addition.

Councilmember Karasek stated that it is wonderful that more residents are investing in their properties and remaining in Champlin.

Councilmember Johnson introduced the following resolution and moved its adoption:

A Resolution Approving a Conditional Use Permit to Construct an Attached Garage Addition Creating a 1,276 Square Foot Attached Garage at 5824 Riverview Lane

The motion for the adoption of the resolution was duly seconded by Councilmember Karasek, and upon vote being taken thereon, the following voted in favor thereof: Mayor Nelson, Councilmembers Johnson, Karasek, Miller and Terry, and the following voted against the same: none, whereupon said resolution was passed this 25th day of August 2014.

Resolution No. 2014-69
Approving a Conditional
Use Permit to Construct a
Deck into a Rear Yard
Drainage and Utility

The City Planner presented a request for a Conditional Use Permit to construct a deck, which would encroach into a rear yard drainage and utility easement. He explained that the City Code allows this action if it can be determined that there will be no impact to the easement. He provided a survey that shows the easement in the rear yard, which significantly impacts the use of the yard. He explained that the easement mirrors the easement for a power line, which was de-energized in 2007 and is not

Easement at 6216 – 114th
Place North
(Project 2014-16)

expected to be re-energized. He advised that Great River Energy has commented on the request and is supportive with the condition that the height be limited to ten feet. He stated that staff has also determined that there will be no impact to the easement and therefore is also supportive of the request. He advised that the Planning Commission also held a public hearing on August 18th and recommended unanimous approval. He stated that staff also recommends approval of the request subject to the conditions listed in the report.

Resolution 2014-69

Councilmember Miller introduced the following resolution and moved its adoption:

A Resolution Approving a Conditional Use Permit to Construct an Attached Deck into a Drainage and Utility Easement Located at 6216 114th Place North (Lot 16, Block 1, Andersons Champlin Oaks)

The motion for the adoption of the resolution was duly seconded by Councilmember Karasek, and upon vote being taken thereon, the following voted in favor thereof: Mayor Nelson, Councilmembers Johnson, Karasek, Miller and Terry, and the following voted against the same: none, whereupon said resolution was passed this 25th day of August 2014.

Resolution No. 2014-70
Approving a Conditional
Use Permit to Construct a
1,085 Square Foot
Attached Garage at 10974
Goose Lake Road: Parent
Custom Homes (Project
2014-18)

The City Planner presented a request for a CUP to construct a 1,085 square foot attached garage at 10974 Goose Lake Road. He stated that the project as proposed meets the five criteria for the CUP. He referenced the location of the proposed garage to an existing trail location, noting that there is 36 feet between the two and advised that there will be an additional landscaping buffer. He reported that the Planning Commission held a public hearing on August 18th and recommended unanimous approval. He noted that he had received three phone calls from residents, who supported the project once the details were reviewed. He stated that staff recommends approval of the request subject to the conditions listed in the report.

Resolution 2014-70

Councilmember Johnson introduced the following resolution and moved its adoption:

A Resolution Approving a Conditional Use Permit to Construct a 1,085 Square Foot Attached Garage at 10974 Goose Lake Road

The motion for the adoption of the resolution was duly seconded by Councilmember Miller, and upon vote being taken thereon, the following voted in favor thereof: Mayor Nelson, Councilmembers Johnson, Karasek, Miller and Terry, and the following voted against the same: none, whereupon said resolution was passed this 25th day of August 2014.

Adjournment

The Champlin City Council adjourned the regular meeting at 7:24 p.m.

Attest:

ArMand Nelson, Mayor

Roberta Colotti, CMC, City Clerk