

CITY OF MINNETRISTA



CITY COUNCIL BUSINESS ITEM

Subject: Application from Renee & Ronald Gothmann and David & Susan Segner for an amendment to the Minnetrista 2040 Comprehensive Plan and expansion of the Metropolitan Urban Services Area (MUSA) at 3500 County Road 92.

Prepared By: Nickolas Olson, Senior City Planner
Through: David Abel, Community Development Director

Meeting Date: August 17, 2026

Overview: Renee & Ronald Gothmann and David & Susan Segner (the “Applicants”) have made a request for an amendment to the Minnetrista 2040 Comprehensive Plan to change the future land use from Urban Reserve to Residential Low-Medium and expansion of the Metropolitan Urban Services Area (MUSA) for the property located at 3500 County Road 92; SDD: Staged Development District; PID# 29-117-24-24-0003 (the “Property”).

Background: The Applicants are working with Beth Hustad and Ben Krsnak of Hempel Real Estate to develop the approximately 68.7 gross acres included with this Comprehensive Plan Amendment request. A proposed concept plan has been attached for discussion purposes, and it meets the expected 3.5 units/acre in the Met Council’s 2050 System Statements.

Discussion: The requested Comprehensive Plan Amendment is in compliance with the goals and policies set forth in the 2040 Comprehensive Plan. The Property is presently guided for Urban Reserve and the City has considered it for possible urbanization. In order to facilitate future development, the Applicants are requesting to change the guidance of the Property to Residential Low-Medium. This is an existing land use category that was removed for all future development with the 2040 update, but maintained for existing developed parcels. Given the expected density, this land use category is the most appropriate for the Property.

While the Applicants ultimately intend to develop the Property, the City Council should focus its review and discussion this evening on the Comprehensive Plan Amendment. There has been a concept plan included with the application and the City Council may provide feedback on the concept, but no formal action regarding the concept is required at this time. The Applicants will be required to submit a separate application for any possible subdivision of the Property, at which time the City Council would discuss this matter in greater detail.

Mission Statement:

The City of Minnetrista will deliver quality services in a cost effective and innovative manner and provide opportunities for a high quality of life while protecting natural resources and maintaining a rural character.

The Comprehensive Plan Amendment request represents the first step in the development process. Should the City elect to approve the amendment request, this is then submitted to the Metropolitan Council, the regional planning policy-making body, for their review. While waiting for the Met Council review to be completed, a formal concept plan may be submitted to the City for consideration. A concept plan does not grant any entitlements, but rather allows the applicant to receive feedback from the city on a future preliminary plat application. Prior to submitting a preliminary plat application, the developer is required to hold a neighborhood meeting to present the proposal to the surrounding property owners. Once the Met Council has completed their review and the developer has held a neighborhood meeting, the next step is a preliminary plat application. This may also include any rezoning that may be necessary for the proposed development. At this time, the City holds a public hearing of its own for neighborhood comment. A preliminary plat is reviewed by the City's park commission, planning commission, and city council. Should the preliminary plat be approved, the developer would then submit a final plat application for review by the City Council. Upon approval of a final plat, a developer can then begin construction on the site. In limited situations, a developer may ask for permission from the city council for preliminary grading.

Neighborhood Comments: Notices were sent out to all property owners within 500 feet of the subject property. To date, staff has spoken with 1 neighboring property owner and discussed the request. No formal written comments or concerns regarding this request have been received.

Planning Commission Recommendation: The Applicants' request was presented to the Planning Commission at their July 27, 2026 meeting. At that meeting, the Planning Commission held the required public hearing. There were a handful of people present to speak on the request. After hearing the testimony during the public hearing and discussing the request amongst themselves, the Planning Commission made a motion to recommend the City Council approve the requested 2040 Comprehensive Plan Amendment at 3500 County Road 92, based on certain findings and subject to conditions. Motion passed 5-0. Absent: Livermore, Gangestad, Gehring, and Rognli.

Conclusion: The City Council should review the staff report and the recommendation of the Planning Commission. After review, the City Council should consider the entire record before it prior to making a motion. Along with making a motion, findings of fact should be made which support the motion. Findings of fact based on the information submitted by the Applicants may be as follows:

1. The Property is presently zoned Staged Development District. It is anticipated that a rezoning to Planned Unit Development will be needed in the future, which will be consistent with the proposed Residential Low-Medium future land use designation;
2. The proposed comprehensive plan amendment will not alter the system statement or forecasts determined by the Metropolitan Council for the City; and
3. The proposed comprehensive plan amendment is in compliance with the goals and policies set forth in the 2040 Comprehensive Plan.

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Recommended Action: Motion to adopt a resolution approving the requested Comprehensive Plan Amendment at 3500 County Road 92 and authorizing staff to submit the same to the Metropolitan Council based on certain findings of fact outlined in the staff report and subject to the following conditions:

1. The Applicants obtain all necessary permits and approvals from the City and other applicable entities with jurisdiction over the Property as required; and
2. The Applicants are responsible for all fees incurred by the City in review of this application.

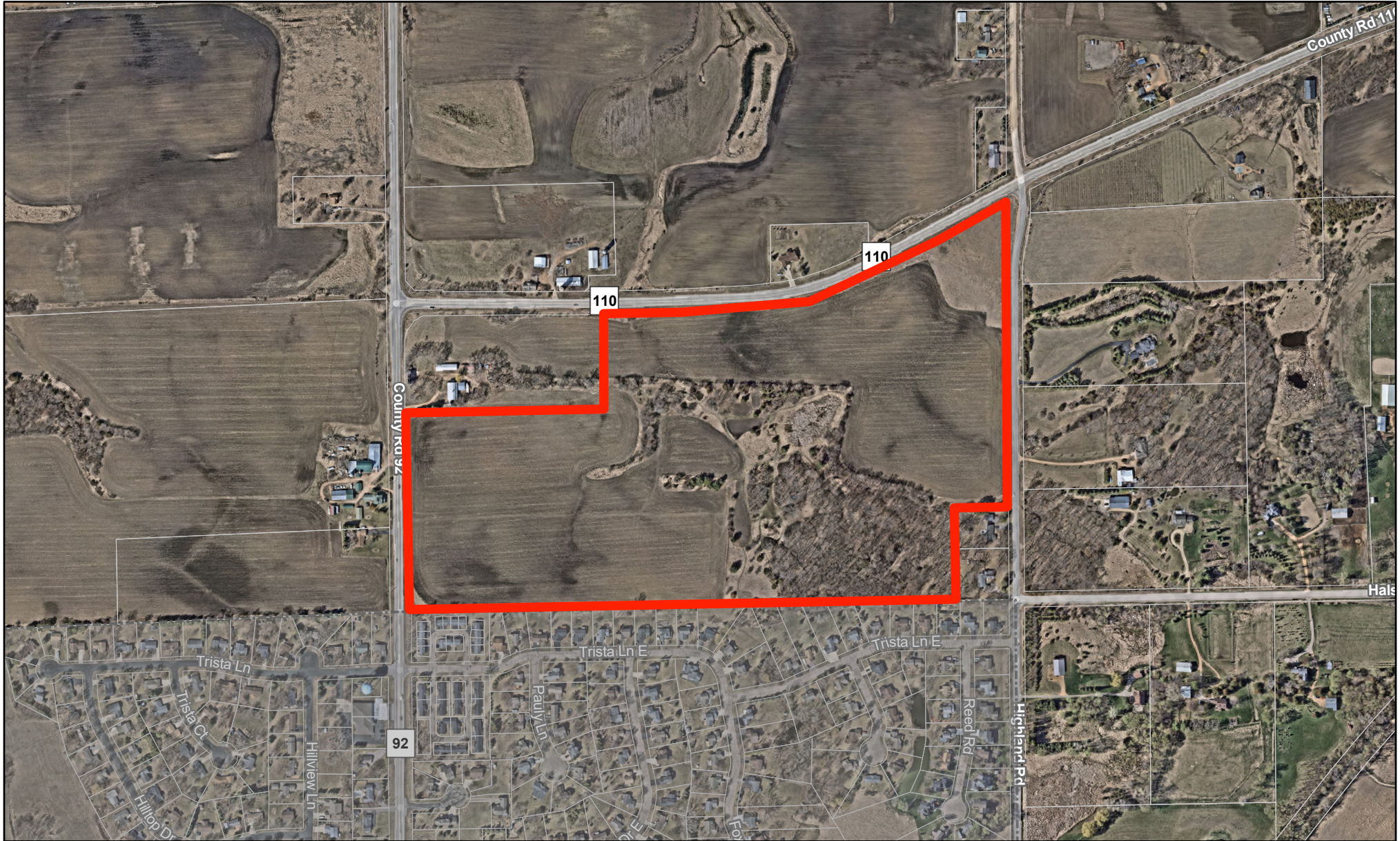
Attachments:

1. Location Map
2. Applicants' Narrative
3. Current Concept Plan (subject to change)
4. Proposed Land Use Map
5. Res. No. 90-26 Approving Comprehensive Plan Amendment at 3500 County Road 92

Mission Statement:

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3500 County Road 92



1 in = 800 Ft

-  City Boundary
-  City Mask
- Address Labels



The Segner Gothmann Family Farm “The Farm”

Narrative

June 17, 2026

Comprehensive Guide Plan Amendment and Sketch Plan Request

Dear City of Minnetrista Staff, Commissioners, and City Council Members:

Trek Development and Hempel Real Estate, operating as a newly formed LLC, located at 800 La Salle Ave Suite 1250 Minneapolis Minnesota 55402 respectfully request your review and approval for a Comprehensive Plan Amendment and Sketch Plan review for The Family Farm property located at 3500 County Road 92. The Current owners of The Family Farm property are The Ronald I. Gothmann and Renee M. Gothmann Trust, and The David N. and Susan J. Segner Living Trust. We are requesting approval of a Comprehensive Plan Amendment from Urban Reserve to Residential Low-Medium Density on 68.73 acres.

The proposed project is located adjacent to the northern boundary of St. Bonifacius, which is developed as a single-family residential neighborhood. The property is bordered by Highland Road to the east, CSAH 110 to the north, and CSAH 92 to the west.

The Family Farm property has been used for agricultural production by the family since the late 1940's and is uniquely bordered by two county roads and one local roadway. The two access points to the neighborhood are designed to increase safety and minimize access to and from multiple county roads. The memory care facility is located adjacent to CSAH 92 at the proposed west entrance to the project, providing visibility and access without requiring travel through the neighborhood. The proposed plan is designed with two access locations and two open space pods preserving buffered wetlands and wooded green space, combined with city-owned stormwater ponding.

The property consists of 68.73 gross acres and is currently guided as Urban Reserve, proposed to be amended to Residential Low-Medium Density. Our concept proposal for the Segner Gothmann Family Farm “The Farm” is designed to be developed as a low-density single-family residential Planned Unit Development (PUD) consisting of 237 single-family lots and one 40-unit, single-level senior memory care home on 68.73 acres. Net acreage excludes wetlands, wetland buffers, and city-owned storm ponds. The plan includes a combination of 65', 55', and 50' wide lots, resulting in a maximum density of 3.5 units per acre.

Our proposal complies with the Metropolitan Council's 2050 Systems Statement designating this portion of the City as Suburban Edge, where the predominant development pattern is low-or medium-density residential subdivisions.

There is an adjacent exception parcel owned by another family located in the northwest corner of the proposed project area. We are continuing discussions with the

ownership family regarding the potential acquisition of this parcel. We do not currently have the parcel under contract. A proposed ghost layout is included to ensure the site can be developed separately or seamlessly integrated with "The Farm" plan proposal.

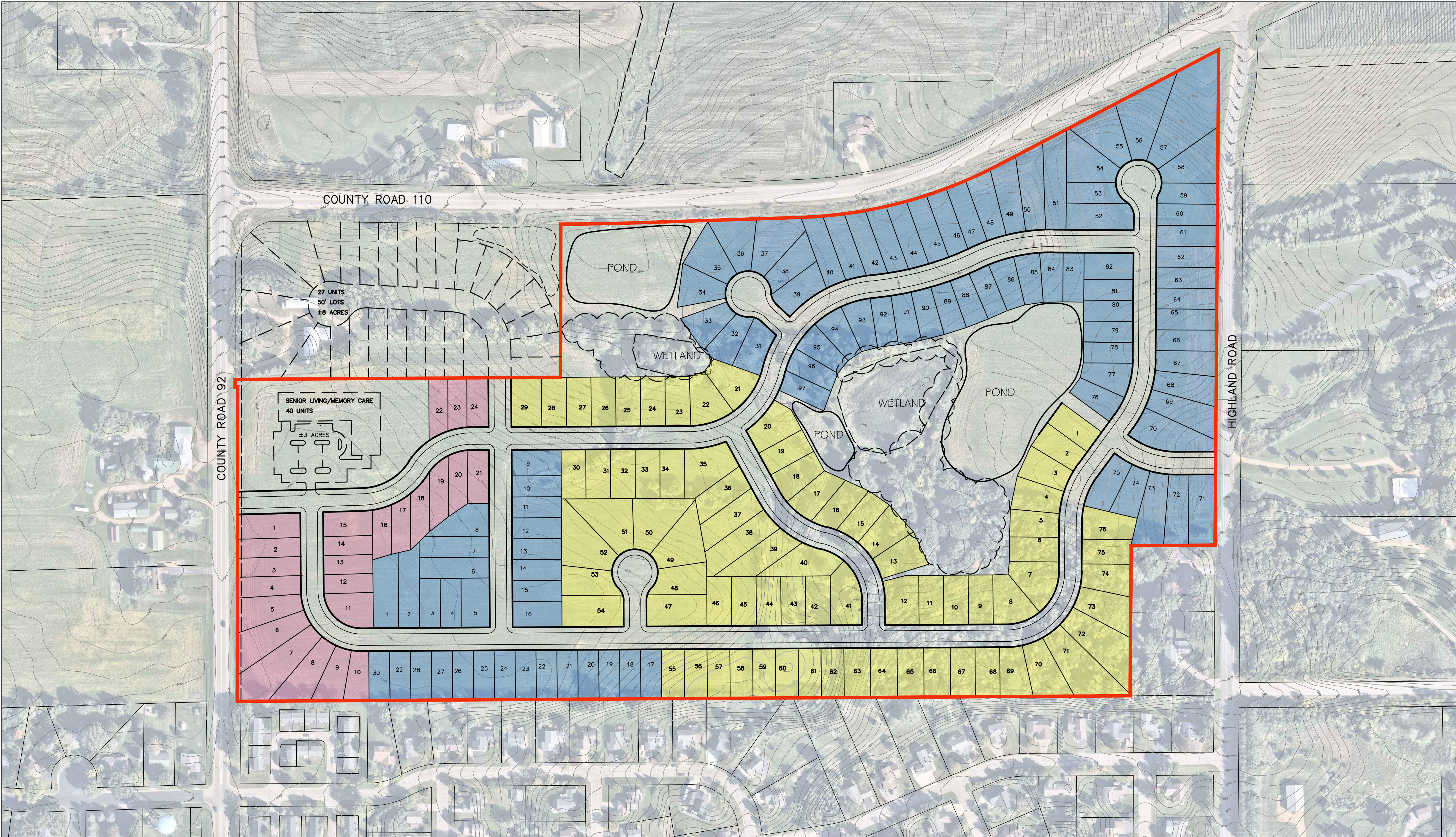
The Farm is not currently connected to public sanitary sewer, storm sewer, or water systems. Our project proposes obtaining access to the public utilities and infrastructure available within the Highland Road ROW to the south. Adequate capacity exists within the existing public utility infrastructure to serve this development.

Our team is very excited to present "The Farm" proposal and we look forward to working with you to bring this project to fruition. Thank you!

Sincerely,

Elisabeth Hustad

Trek Development, Inc

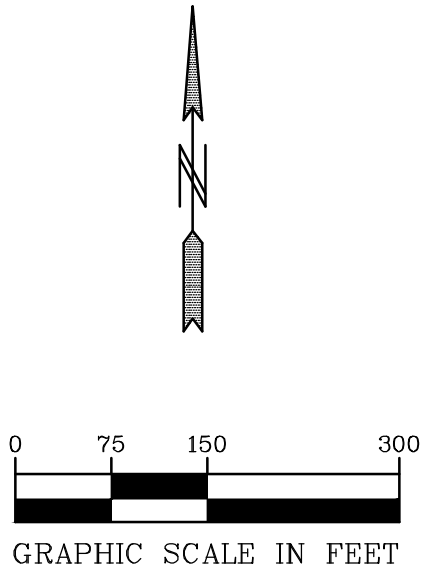


SITE DATA:

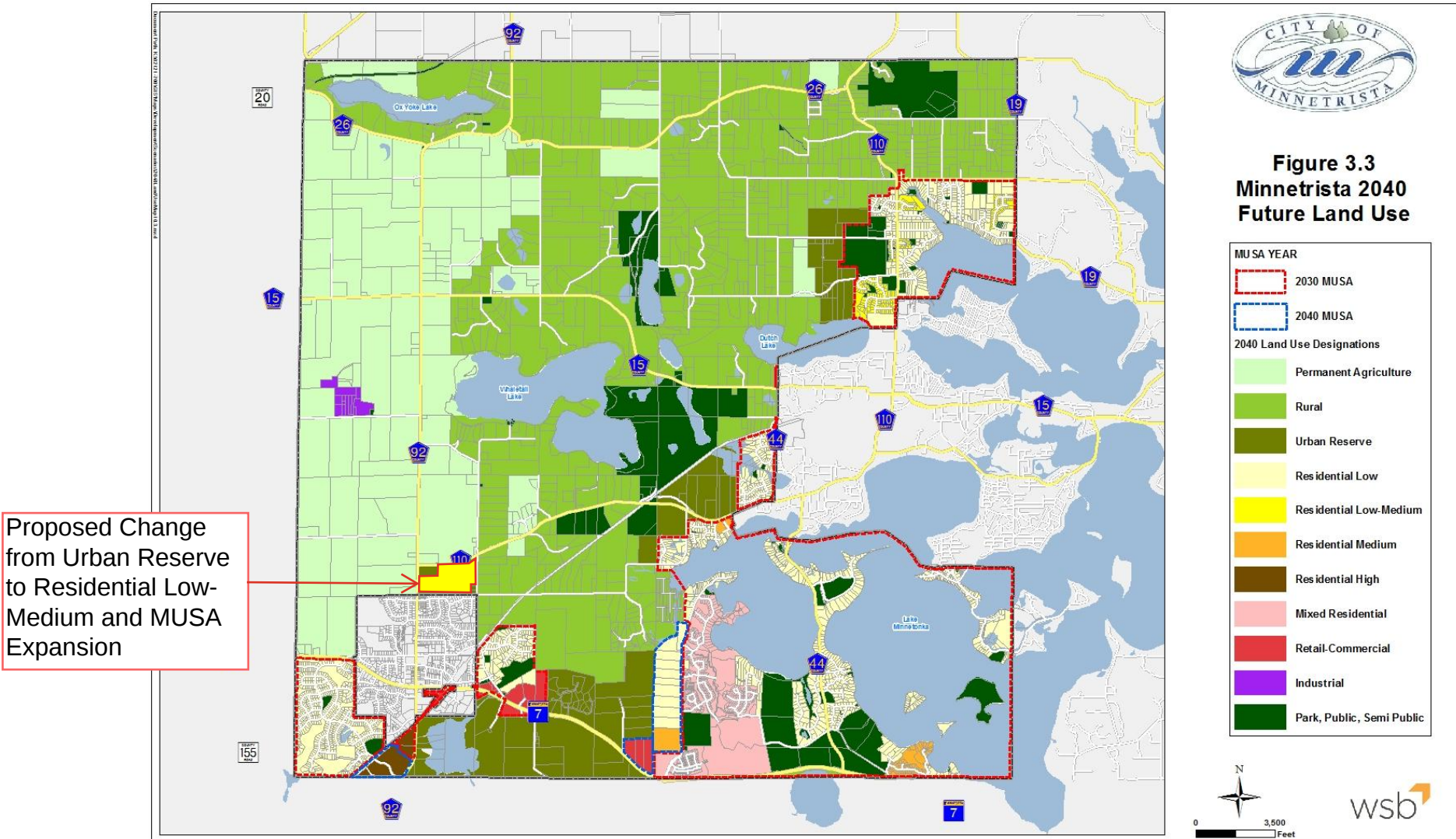
GROSS AREA: ±68.7 ACRES
WETLAND AREA: ±1.7 ACRES
NET DEVELOPABLE AREA: ±67 ACRES

2040 GUIDE PLAN:
EAST OF 92: URBAN RESERVE
PROPOSED LAND USE: RESIDENTIAL LOW DENSITY: 1.15-4 UNITS/ACRE
CURRENT ZONING:
EAST OF 92: SDD-STAGED DEVELOPMENT DISTRICT
PROPOSED ZONING: PUD (?)

	Gross Area (acres)	68.7
	Wetland (acres)	1.7
	Net Area (acres)	67
	50' lots	24
	55' lots	97
	65' lots	76
	Memory Care	40
	total	237
	Net Density	3.5 units/acre



CONCEPT BASED ON AVAILABLE DATA
NO ENGINEERING
NO SURVEYING
WETLANDS HAVE NOT BEEN DELINEATED
CONCEPT SUBJECT TO CHANGE WITHOUT NOTICE



RESOLUTION NO. 90-26

CITY OF MINNETRISTA

**RESOLUTION APPROVING A COMPREHENSIVE PLAN AMENDMENT TO
CHANGE THE LAND USE DESIGNATION FROM URBAN RESERVE TO
RESIDENTIAL LOW-MEDIUM FOR 3500 COUNTY ROAD 92 AND AUTHORIZE
STAFF TO SUBMIT A COMPREHENSIVE PLAN AMENDMENT FOR THE SAME TO
THE METROPOLITAN COUNCIL**

WHEREAS, the city of Minnetrista (the “City”) is a municipal corporation, organized and existing under the laws of Minnesota; and

WHEREAS, the City in 2019 adopted its comprehensive plan (the “Comprehensive Plan”) to promote the orderly, economic, and safe development and utilization of land within Minnetrista; and

WHEREAS, Renee & Ronald Gothmann and David & Susan Segner (the “Applicants”) are the fee owner of the land located at 3500 County Road 92 (collectively the “Properties”) described as Exhibit A attached hereto; and

WHEREAS, the Applicants have applied for a Comprehensive Plan Amendment from Urban Reserve to Residential Low-Medium in accordance with City Code; and

WHEREAS, on July 27, 2026, the Minnetrista Planning Commission considered the Comprehensive Plan Amendment, held a public hearing and, after consideration of the record before it, voted 5-0 in favor of recommending approval of the requested Comprehensive Plan Amendment; and

WHEREAS, the City Council has reviewed the application, as submitted, and has made the following findings of fact:

1. The Property is presently zoned Staged Development District. It is anticipated that a rezoning to Planned Unit Development will be needed in the future, which will be consistent with the proposed Residential Low-Medium future land use designation;
2. The proposed comprehensive plan amendment will not alter the system statement or forecasts determined by the Metropolitan Council for the City; and
3. The proposed comprehensive plan amendment is in compliance with the goals and policies set forth in the 2040 Comprehensive Plan.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the City Council of the city of Minnetrista, based on the above findings of fact, hereby approves the amendment to the Comprehensive Plan that amends the land use designation of 3500 County Road 92 from Urban

Reserve to Residential Low-Medium.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the City Council of the city of Minnetrista hereby authorizes and directs staff to submit a comprehensive plan amendment consistent herewith to the Metropolitan Council for review and approval.

This resolution was adopted by the City Council of the City of Minnetrista on this 17th day of August, 2026 by a vote of ____ ayes and ____ nays.

Lisa Whalen, Mayor

ATTEST:

Ann Meyerhoff, City Clerk

EXHIBIT A

Legal Description of the Property:

That part of the Northwest Quarter of Section 29, Township 117, Range 24, described as follows:

Beginning at the Southwest corner of said Northwest Quarter; thence Northerly along the West line of said Section 29 to a point distant 1529.20 feet Southerly from the Northwest corner of said Section 29, being a point of curvature of a 36 degree tangential curve concave to the Southeast having a radius of 159.16 feet and a central angle of 89 degrees 06 minutes; thence Easterly along a radial line of said curve a distance of 33.00 feet; thence Northeasterly concentric with said curve a distance of 196.16 feet; thence Northerly along a radial line of said curve and its Northerly extension to the North line of the Southwest Quarter of said Northwest Quarter; thence Easterly along said North line and along the North line of the Southwest Quarter of Northwest Quarter to the Survey Line as delineated on Hennepin County State Aid Highway No. 110, Plat 54; thence Northeasterly along said Survey Line to the West line of the East 33.00 of said Northwest Quarter; thence Southerly along said West line of the East 33.00 feet to the North line of the South 395.00 feet of said Northwest Quarter; thence Westerly along said North line of the South 395.00 feet to the West line of the East 253.56 of said Northwest Quarter; thence Southerly along said West line of the East 253.56 feet to the South line of said Northwest Quarter; thence Westerly along said South line to the point of beginning according to the Government Survey thereof, Except that part which lies North of the South 847.00 feet of said Northwest Quarter and West of the East line of the West 889.00 feet of said Northwest Quarter.

Torrens Certificate No. 759286