

CITY OF HAM LAKE
PLANNING COMMISSION MINUTES
MONDAY, FEBRUARY 13, 2017

The Ham Lake Planning Commission met for its regular meeting on Monday, February 13, 2017 in the Council Chambers at the Ham Lake City Hall located at 15544 Central Avenue NE in Ham Lake, Minnesota.

MEMBERS PRESENT: Commissioners Ross Abel, Erin Dixson, Jonathan Fisher, Scott Heaton, Brian Pogalz and Dave Ringler

MEMBERS ABSENT: Commissioner Kyle Lejonvarn

OTHERS PRESENT: City Engineer, Tom Collins and Zoning Official/Building Clerk, Dawnette Shimek

CALL TO ORDER: Chair Abel called the meeting to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE: The pledge of allegiance was recited by all in attendance.

APPROVAL OF MINUTES:

Motion by Fisher, seconded by Pogalz to approve the minutes, as written, of the January 23, 2017 Planning Commission meeting. All present in favor, motion carried.

NEW BUSINESS:

The Lecy Group, LLC, requesting sketch plan approval for Gallagher Farms located in Section 16 (24 Residential Single Family Lots).

Roy Lecy, The Lecy Group, LLC, was present before the Planning Commission representing the property owners Rich and Becky Gersdorf and requesting sketch plan approval for Gallagher Farms in Section 16. The plat consists of 24 residential single family lots. There are existing buildings on the property and they will all be razed. Discussion followed regarding the proposed cul-de-sac on the south end of the plat. Mr. Lecy stated that they are proposing to construct an island cul-de-sac, with the intent to leave the area within the cul-de-sac in its natural state. Discussion followed regarding concerns of maintaining the cul-de-sac island, emergency apparatus maneuvering the road around the cul-de-sac island and the fact that the road abutting the cul-de-sac island would be required to be posted "no parking" to allow traffic flow around the cul-de-sac island. Engineer Collins stated that the City would require clarification of use for the cul-de-sac island (whether it's used as an infiltration pond area or left natural) and demonstration of function for emergency apparatus access. Engineer Collins added that if the island remains natural, the City would need to mow the right-of-way to

maintain site distance. Discussion followed regarding the roads in the development being developed as private roads and having a homeowners association. Engineer Collins stated that the existing private easement on the property would need to be vacated.

Motion by Abel, seconded by Fisher, to recommend approval of the sketch plan presented by Roy Lecy, The Lecy Group, LLC, for Gallagher Farms located in Section 16, consisting of 24 residential single family lots subject to: meeting the recommendations of the City Engineer, adding clarification at preliminary plat stage regarding the center island cul-de-sac and its function with demonstration of emergency access vehicles to specifically lot 10 and requiring that the road abutting the center island cul-de-sac will be required to be posted no parking or present a conventional cul-de-sac on the preliminary plat, meeting the requirements of the Anoka County Highway Department regarding access onto Constance Boulevard NE and meeting all City, State and County requirements. All present in favor, motion carried. This application will be placed on the City Council's Tuesday, February 21, 2017 agenda.

Justin Wolf, requesting a Certificate of Occupancy to operate Pack Mentality Fitness dba CrossFit Ham Lake (membership gym) at 14148 Lincoln Street NE.

Justin Wolf was present before the Planning Commission requesting a Certificate of Occupancy to operate Pack Mentality Fitness dba CrossFit Ham Lake, a membership gym located at 14148 Lincoln Street NE. Mr. Wolf stated that CrossFit holds group personal training sessions with class sizes ranging from 5 to 12 people. Classes are scheduled in one-hour blocks and last 50 to 55 minutes. The gym will be open 7 days a week with hours of operation being generally between 5:00 a.m. and 9:00 p.m. There are two bathrooms, two changing rooms, a lounge and two offices. Mr. Wolf will be the full-time trainer and he will be adding 2 part-time trainers. Discussion followed regarding whether 17 parking spaces would be sufficient and that designating this many spaces for this business may limit the uses with the remainder of the building. Chair Abel stated that signage needs to be posted to designate parking area for this business.

Motion by Pogalz, seconded by Fisher, to recommend approval of a Certificate of Occupancy for Justin Wolf, requesting to operate Pack Mentality Fitness dba CrossFit Ham Lake (membership gym) at 14148 Lincoln Street NE as presented, subject to the following: No outside storage, designating 17 parking spaces with parking in designated parking areas only, all parking conflicts become the sole responsibility of the building owner and to meeting all City, State and County requirements. All present in favor, motion carried. This application will be placed on the City Council's Tuesday, February 21, 2017 agenda.

COMMISSION BUSINESS:

City Council Update

Commissioner Abel updated the Planning Commission on action taken at the City Council's February 6, 2017 meeting. Commissioner Pogalz will be attending the City Council's February 21, 2017 meeting.

ADJOURNMENT:

Motion by Heaton, seconded by Fisher, to adjourn the Planning Commission meeting at 6:45 p.m. All present in favor, motion carried.

Dawnette Shimek
Zoning Official/Building Clerk