

CITY OF HAM LAKE
PLANNING COMMISSION MINUTES
MONDAY, APRIL 23, 2018

The Ham Lake Planning Commission met for its regular meeting on Monday, April 23, 2018 in the Council Chambers at the Ham Lake City Hall located at 15544 Central Avenue NE in Ham Lake, Minnesota.

MEMBERS PRESENT: Commissioners Erin Dixon, Jonathan Fisher, Scott Heaton, Kyle Lejonvarn, Brian Pogalz and Dave Ringler

MEMBERS ABSENT: Commissioner Jeff Entsminger

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

CALL TO ORDER: Chair Pogalz 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 Lejonvarn, seconded by Fisher, to approve the minutes, as written, of the April 9, 2018 Planning Commission meeting. All present in favor, motion carried.

NEW BUSINESS:

Jesse Osborne, Lasalle Investments, LLC, requesting Preliminary Plat Approval and Rezoning the development (11 lots) of Nettas Preserve to R-1 (single family residential) in Section 15.

Jesse Osborne, Lasalle Investments, LLC, was present before the Planning Commission requesting Preliminary Plat approval and Rezoning of the development of Nettas Preserve to R-1 (single family residential). Mr. Osborne stated that the plat consists of 11 residential single family lots. Mr. Osborne stated that approvals have been received from the Coon Creek Watershed District. Engineer Collins stated that the Park Commission recommended and the City Council concurred that a 20-foot trail easement be dedicated adjacent to Constance Boulevard NE. Engineer Collins stated that the plat has been sent to Anoka County, but the City has not received comment. Engineer Collins stated that they are oversizing the ponds and there will be no wetland

impact other than one approved driveway. Commissioner Fisher inspected the property and stated it is nice property and a pretty straight forward development.

Chair Pogalz opened the public hearing for comment at 6:04 p.m. and asked for public comment. With there being no public comment, Chair Pogalz closed the public hearing at 6:04 p.m.

Motion by Fisher, seconded by Ringler, to recommend Preliminary Plat Approval and Rezoning to R-1 (single family residential) of the development of Nettas Preserve consisting of 11 lots in Section 15, as presented by Jesse Osborne, Lasalle Investments, LLC, subject to meeting the recommendations of the City Engineer and all City, State and County requirements. All present in favor, motion carried. This application will be placed on the City Council's May 7, 2018 agenda.

Jeff Stalberger, Crosstown Development LLC, requesting Preliminary Plat Approval and Rezoning the development (8 lots) of Crosstown Rolling Acres (Phase 1) to R-1 (single family residential) in Section 6.

Jeff Stalberger, Crosstown Development LLC, was present before the Planning Commission requesting Preliminary Plat approval and Rezoning of the development of Crosstown Rolling Acres to R-1 (single family residential) in Section 6. Mr. Stalberger stated that this is Phase 1 of a 167 acre development. Phase 1 consists of 8 residential single family lots that front on the existing Polk Street NE and 173rd Avenue NE, so there will be no road construction required. Mr. Stalberger stated that Phase 1 of the plat has received watershed approval. Commissioner Heaton completed the inspection, a copy of which is on file, and stated that septic areas on the lots are staked and the development looks like a good location.

Chair Pogalz opened the public hearing for comment at 6:09 p.m.

Jeff Hodd, 17347 Polk Street NE, stated that he has lived on Polk Street for 2-1/2 years. Mr. Hodd questioned the one acre lot size and said he would live in Andover if he wanted houses to be stacked on each other. Mr. Hodd questioned how this additional traffic will affect the wear and tear on the roads. Mr. Hodd stated it will be an eyesore with houses piling across from him and wants to know how many houses will be built so he can determine if he should stay in Ham Lake or go.

Tim Schendel, 715 176th Lane NE, stated that every day he will have to drive by this development full of houses and buildings and it will look like Andover and Blaine. Mr. Schendel stated he likes the open field. Mr. Schendel added that he has lived in Ham Lake for 25 years and loves the area the way it is. Mr. Schendel recommends that the development go to 4 acre lots with a maximum of 25 houses in this development as he can't handle a hundred houses being added to the area.

Kelan Schuster, 17413 Polk Street NE, stated that he lives across the street from the development. Mr. Schuster stated that he grew up on a farm in South Dakota where

you never saw your neighbors. Mr. Schuster asked if Polk Street NE will change in the future. Mr. Schuster would like to see the houses flip-flopped and staggered with bigger gaps between houses. Mr. Schuster stated that Ham Lake used to be countryside and he would be okay with bigger lots so he doesn't have to look out his window and see a bunch of houses.

Denis Heinisch, 712 176th Lane NE, stated that he has lived in Ham Lake for 48 years and he also moved to Ham Lake because of the way the City was run to keep development down and to keep city sewer and water out. Mr. Heinisch stated now they are taking agriculture property and changing it to residential. Mr. Heinisch stated that the Ham Lake forefathers did not like growth and if you are a country person, why would you want high-density housing. Mr. Heinisch stated that he built a four bedroom home on seven acres, then later he wanted to downsize and had to go to four Planning and Zoning meetings and two City Council meetings to get the property split where he ended up building another house on 2-1/2 acres. Mr. Heinisch stated that he has a real distaste for the density and prefers agricultural property. Mr. Heinisch added that he has concern regarding more traffic and more people.

Curt Sharp, 700 173rd Avenue NE, stated that he has 60 acres and has lived in Ham Lake since 1975. Mr. Sharp stated that he talked to the owner of the property being developed and they said they were never going to sell. Mr. Sharp stated that he had in the past requested 30 mph signage because he is concerned with accidents. Mr. Sharp stated that there is a traffic problem in the area right now. Mr. Sharp stated that he knows you can't hold back progress, but would like the development laid out differently.

Tim Schendel, 715 176th Lane NE, stated that if this meeting had been better advertised, there would be many more people here. Mr. Schendel stated that he wants everyone in the area notified by mail when this development is discussed.

Zoning Official/Building Clerk Shimek explained the process of publication of the legal notice and notification to residents within 350 feet of the development that is required by State Statute.

Jeff Hodd, 17347 Polk Street NE, stated that he walks his dog down 173rd Avenue NE and has noticed that the road access is limited with many people accessing Polk Street NE to Crosstown Boulevard NE. Mr. Hodd stated that people speed down the road and is concerned with safety.

Engineer Collins stated that the Ham Lake City Code requires lots to be a minimum of 1 acre with a minimum of 200 feet of road frontage, and these have been the requirements for approximately 17 years. Engineer Collins stated that Polk Street NE was constructed in 2000, there will be an overlay on the road in the next three to four years with no cost to the residents and maybe in 20 years the road would be reconstructed with bike lanes. Engineer Collins stated that Anoka County requires certain distances between access points and the roads meet these requirements. Engineer Collins stated that 173rd Avenue NE will be realigned in a future phase of this

development. Commissioner Heaton asked if the roads sketched on the plan would match the future road alignment. Engineer Collins said that with future development the City anticipates that Polk Street NE will extend south to Constance Boulevard NE.

Mr. Stalberger stated that the lots average out to about 2 acres and they all meet the 200 foot frontage minimum. Mr. Stalberger stated that he does a nice job with developments and he has done several developments in Ham Lake.

Denis Heinisch, 712 176th Lane NE, asked what criteria the EPA (Environmental Protection Agency) requires for city sewer and water to be mandated.

Mr. Stalberger explained the layout of the development and added that this will be a very nice development. Mr. Stalberger stated that Ham Lake is a great City to work with on development.

Debra Duburh, 16326 Constance Boulevard NE, stated that they have seen so many developments and there hasn't been any widening of the roads, she hasn't seen bike lanes and that is ridiculous for families with small kids.

Engineer Collins stated that the City has a Comprehensive Plan to follow and the Park and Tree Commission also makes recommendations to the City Council.

Debra Duburh, 16326 Constance Boulevard NE, asked why there could not be bike lanes to the park as she would think it would be a priority.

Kelan Schuster, 17413 Polk Street NE, asked where Polk Street NE run-off will be because right now it drains on his property. Mr. Schuster questioned sidewalks and stated that he does not want sidewalks on his property where kids gather and dump garbage. He added that he does not want kid's balls and stuff in his yard. Mr. Schuster asked if anyone present has driven on Highway 65 as the traffic is terrible and this development is going to add more traffic in the area.

Tim Schendel, 715 176th Lane NE, seems they are here tonight, but that it has already been decided to approve the development. Mr. Schendel stated that he would like to see options of development like proposing plans A, B and C and then asking for comment from the residents.

Engineer Collins stated that the City has a revolving street fund for street improvement and residents only pay for a street one time. Engineer Collins stated that there will not be assessments to residents for the overlay of 173rd Avenue NE and Polk Street NE.

Chair Pogalz asked for further public comment and with there being none, he closed the public hearing at 6:49 p.m.

Commissioner Ringler asked if this development will affect the wear and tear on the existing roads. Engineer Collins stated that Polk Street NE meets or exceeds structural

requirements. Commissioner Ringler stated concern with the volume of traffic. Engineer Collins stated with future development, Polk Street NE is planned to extend south to Constance Boulevard NE. Engineer Collins added that access spacing requirements also meets or exceeds required standards. Commissioner Fisher asked if there is dedication of a bike path for this development. Engineer Collins stated that the Park and Tree Commission recommended that the City Council accept parkland therefore there will be four acres of parkland located north of 173rd Avenue NE; and with that, the developer lost four residential lots. Engineer Collins stated that the Park and Tree Commission is looking at possible bike lanes and an unpaved path connection to County Road 58. Commissioner Lejonvarn asked what the lot density is. Mr. Stalberger stated that the lots average 1.718 acres per lot, with lots ranging from one acre up to four acres.

Chair Pogalz stated that he understands resident's concerns with the area changing from open fields to residential lots. Chair Pogalz stated that the Planning Commission is a recommending body and residents do have the option to attend the next City Council meeting on May 7, 2018 to voice concerns to the City Council. Chair Pogalz thanked the residents for attending the meeting and wanting the best for their community.

Motion by Heaton, seconded by Fisher, to recommend approval of the Preliminary Plat and Rezoning to R-1 (single family residential) the plat of Crosstown Rolling Acres (Phase 1) located in Section 6 and consisting of eight lots as presented by Jeff Stalberger of Crosstown Development LLC, subject to meeting the recommendations of the City Engineer and all City, State and County requirements. All present in favor, motion carried. This application will be placed on the City Council's May 7, 2018 agenda.

COMMISSION BUSINESS:

City Council Update

Commissioner Ringler updated the Planning Commission on action taken at the City Council's April 16, 2018 meeting. Commissioner Ringler will be attending the City Council's Monday, May 7, 2018 meeting.

ADJOURNMENT:

Motion by Fisher, seconded by Heaton, to adjourn the Planning Commission meeting at 7:02 p.m. All present in favor, motion carried.

Dawnette Shimek
Zoning Official/Building Clerk