

CITY OF HAM LAKE
PLANNING COMMISSION MINUTES
MONDAY, JULY 10, 2017

The Ham Lake Planning Commission met for its regular meeting on Monday, July 10, 2017 in the Council Chambers at the Ham Lake City Hall located at 15544 Central Avenue NE in Ham Lake, Minnesota.

MEMBERS PRESENT: Commissioners Erin Dixson, Scott Heaton, Kyle Lejonvarn, Brian Pogalz and Dave Ringler

MEMBERS ABSENT: Commissioners Ross Abel and Jonathan Fisher

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

CALL TO ORDER: Vice-Chair Lejonvarn 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 Dixson, seconded by Ringler, to approve the minutes, as written, of the June 12, 2017 Planning Commission meeting. All present in favor, motion carried.

PUBLIC HEARING:

Consideration of amendments to Article 9-370.1 regarding size limitations for Accessory Buildings, Farm Buildings and Permits

Vice Chair Lejonvarn stated the amendment would increase the allowed accessory building size from 3,000 square feet to 5,000 square feet on parcels of 5+ to 10 acres unless approved by the City Council and on parcels of 2.5+ acres to 5 acres adding that larger buildings over 2,400 square feet could be requested if approved by the City Council.

Vice Chair Lejonvarn opened the public hearing at 6:02 p.m. and asked for public comment, with there being no one in the audience for this public hearing, Vice Chair Lejonvarn closed the public hearing at 6:03 p.m.

Motion by Heaton, seconded by Lejonvarn, to recommend approval of the amendment as presented that would increase the allowed accessory building size from 3,000 square feet to 5,000 square feet on parcels of 5+ to 10 acres unless approved by the City Council and on parcels of 2.5+ acres to 5 acres adding that larger buildings over 2,400 square feet could be requested if approved by the City Council. Upon vote duly taken, Commissioners Heaton and Lejonvarn voted yes. Commissioners Dixon, Pogalz and Ringler voted no. Motion failed with a 2 to 3 vote.

Discussion followed regarding how many lots might qualify for these larger buildings and reducing the allowed building size on 2+ acres to 10 acres to 3000 square feet and larger with City Council review. Commissioner Ringler feels the Planning Commission should review such requests.

Motion by Heaton, seconded by Pogalz, to recommend approval as presented with the amendment of allowing the maximum accessory building size to be 3,000 square feet (not 5,000 square feet) on parcels of 5+ to 10 acres unless approved by the City Council and on parcels of 2.5+ acres to 5 acres adding that buildings larger than 2,400 square feet be allowed with approval of the City Council. Upon vote duly taken, Commissioners Dixon, Pogalz, Heaton and Lejonvarn voted yes. Commissioner Ringler voted no. Said motion was approved. This item will be placed on the City Council's July 17, 2017 agenda.

NEW BUSINESS:

Jeff Stalberger, HFN Properties, LLC, requesting Final Plat approval of Hidden Forest East (28 residential single family lots) located in Section 25.

Jeff Stalberger, HFN Properties, LLC, was present requesting Final Plat approval of Hidden Forest East located in Section 25. Mr. Stalberger stated that the plat consists of 28 residential single family lots and that there have been no changes since the preliminary approval. Engineer Collins stated that he is recommending Final Plat approval.

Motion by Ringler, seconded by Heaton, to recommend approval of the Final Plat of Hidden Forest East (28 residential single family lots) located in Section 25, subject to meeting all City, State and County requirements. All present in favor, motion carried. This application will be placed on the City Council's July 17, 2017 agenda.

Scott and Kari Brazinsky requesting sketch plan approval of Brazinsky Addition (2 lots) located in Section 34 (3038 Bunker Lake Boulevard NE).

Kari Brazinsky was present before the Planning Commission requesting sketch plan approval of Brazinsky Addition, a 2 lot plat located in Section 34. Ms. Brazinsky stated that they are requesting to divide the 15.58 acre parcel into two parcels. Ms. Brazinsky stated that they want to construct a home on Lot 1 (14.53 acres), which currently has two out buildings, a 3,260 square foot building and a 2,271 square foot building that they are proposing to keep for horses. There is also a 336.72 square foot building that

will be moved from Lot 1 to Lot 2. Proposed Lot 2 will be 1.05 acres and currently has a house on the property that the Brazinsky's are planning to sell. The entire parcel is currently zoned R-A (Rural Single Family Residential). Ms. Brazinsky stated that they would like the R-A zoning to remain on Lot 1 (14.53 acres) so they would be allowed to keep horses on the property, and rezone Lot 2 (1.05 acres) to R-1 (Single Family Residential). Discussion followed regarding this application being processed as a minor plat. Engineer Collins stated that the comprehensive plan does not show future parkland for this property and the City Council could require money in lieu of land. Engineer Collins reviewed the proposed plat and recommends approval contingent on revising the southerly lot line of Lot 2 such that setback requirements are met.

Motion by Heaton, seconded by Pogalz, to recommend approval of the Sketch Plan of Brazinsky Addition in Section 34 (3038 Bunker Lake Boulevard NE) as presented by Scott and Kari Brazinsky subject to the plat being processed as a minor plat in accordance with Article 10-102 of the Ham Lake City Code and recommending waiving Park Commission review and require money in lieu of land; expediting approval by approving the preliminary plat and final plat concurrently, rezoning only Lot 2 (1.04 acre lot) to R-1 (single family residential) and allowing Lot 1 (14.53 acre lot) to remain R-A (Rural Single Family Residential) and to meet the recommendations of the City Engineer. All present in favor, motion carried. This application will be placed on the July 17, 2017 City Council agenda.

COMMISSION BUSINESS:

Nominate 2 – 3 members of the Planning Commission to serve on a sub-committee to discuss amending the City Code to allow used car sales in CD-1 (Commercial Development Tier 1) with a Conditional Use Permit.

It was the consensus of the Planning Commission to appoint Commissioners Scott Heaton, Dave Ringler and Ross Abel to serve on the sub-committee to discuss amending the City Code to allow used car sales in CD-1 (Commercial Development Tier 1) with a Conditional Use Permit.

City Council Update

Commissioner Pogalz updated the Planning Commission on action taken at the City Council's June 19, 2017 meeting. Commissioner Ringler will be attending the City Council's July 17, 2017 meeting.

ADJOURNMENT:

Motion by Heaton, seconded by Pogalz, to adjourn the Planning Commission meeting at 6:29 p.m. All present in favor, motion carried.

Dawnette Shimek
Zoning Official/Building Clerk