

CITY OF HAM LAKE
PLANNING COMMISSION MINUTES
MONDAY, AUGUST 14, 2017

The Ham Lake Planning Commission met for its regular meeting on Monday, August 14, 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, Jonathan Fisher, Scott Heaton, Kyle Lejonvarn, Brian Pogalz and Dave Ringler

MEMBERS ABSENT: Commissioner Ross Abel

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 Pogalz, seconded by Ringler, to approve the minutes, as written, of the July 24, 2017 Planning Commission meeting. All present in favor, motion carried.

PUBLIC HEARING:

For the purpose of considering an excavation permit for Gary Braastad, Braastad Landscape Inc., in Section 29 (The purpose of the removal of dirt (3,400 cubic yards) is because construction is taking place on the North Metro Storage (14205 Highway 65 NE) property and the excess materials will be stockpiled on Gary Braastad's property for future development of such property.

Gary Braastad was present before the Planning Commission requesting an excavation permit for the purpose of the removal of 3,400 cubic yards of dirt from North Metro Storage at 14205 Highway 65 NE to Mr. Braastad's property directly north across 143rd Avenue NE. Currently there are three piles of dirt on the North Metro Storage property and only the northerly pile will be moved to the Braastad property. Mr. Braastad stated they would be stockpiling the excess sand material along with excess topsoil to coordinate with the City's road improvement of Aberdeen Street NE and to add fill to the lot to accommodate a 16,000 square foot building in the future. Mr. Braastad stated that the stockpile will be 12 feet high with three foot to one foot slopes. The stock pile will be

seeded and erosion control will be implemented. Mr. Braastad added that the dirt will be stockpiled for up to a year or whatever time it takes to coordinate with the City project. Engineer Collins explained that the City has received a grant from Minnesota Department of Transportation (MnDOT) to construct Aberdeen Street NE (service road) and with that improvement MnDOT will be closing accesses to Highway 65 at 144th Avenue NE and 145th Avenue NE. With that improvement, the 143rd Avenue NE access will be closed to southbound traffic and a J-turn will be constructed that will direct traffic northbound to the next intersection to turn and continue southbound.

Vice Chair Lejonvarn opened the public hearing for comment at 6:06 p.m.

Ron Killian, 14314 London Street NE, had questions regarding the Aberdeen Street NE project. Engineer Collins stated that the City applied for a MnDOT grant and received \$710,000.00. Aberdeen Street NE will then serve a service road and MnDOT will close accesses at 144th Avenue NE and 145th Avenue NE. Access for the area will then be at 143rd Avenue NE or at the signal light at 147th Avenue NE/Andover Boulevard NE. Mr. Killian asked if North Metro Storage will be required to construct a berm along Highway 65 as other businesses have been required to do. Vice Chair Lejonvarn stated that a berm would not be required along the highway. Mr. Killian added that he is unclear of the future development of the area. Vice Chair Lejonvarn stated that the City's goal is to provide service roads and Mr. Braastad is preparing a buildable lot for the future.

Dan Hughes, 1507 143rd Lane NE, had questions regarding the new lot and where the septic and parking would be located. Mr. Hughes asked if the businesses and road would be required to be constructed with curb and gutter. Mr. Hughes stated that the driveway to the storage units has crumbled and questioned what can be done so that the roads don't deteriorate. Mr. Hughes added that the roads in the area currently are crumbling, have holes and potholes. Engineer Collins stated that the streets in the development were done in 2001 with curb and gutter. Engineer Collins stated he would talk to the Public Works Superintendant about fixing the potholes, etc. in the area. Mr. Hughes stated he thought that businesses had to construct berms along Highway 65 and whether the storage unit business needed to construct a berm. Vice Chair Lejonvarn stated that a berm is not required. Engineer Collins stated that MnDOT has plans to make many changes on Highway 65 including J-turns and closure of accesses. Mr. Hughes asked if the City requires vacant lots to be maintained and whether trees would be trimmed along the right-of-way. Engineer Collins stated he would relay these concerns to the Public Works Superintendant. Engineer Collins added that North Metro Storage facility plans show that the entrance to the property will be improved.

Vice-Chair Lejonvarn read aloud concerns regarding the project brought forward by Steven and Heidi Schack via email. The Schacks concerns included the dirt pile not being leveled out and blocking view getting on and off Highway 65 safely. The letter also stated concern regarding the possibility of the large dirt pile never getting leveled out for years to come.

Vice Chair Lejonvarn stated that these concerns have been discussed and that the dirt would be moved and seeded within a 2-3 week period of time.

Vice Chair Lejonvarn asked for further public comment and with there being none, recessed the public hearing at 6:25 p.m.

Commissioner Heaton stated he completed the inspection. Commissioner Heaton visited the location and stated that there will not be any materials that will obstruct sight distances.

Vice Chair Lejonvarn reopened the public hearing at 6:27 p.m. and asked for public comment.

Rimon Asaad, 1527 143rd Avenue NE, stated that he is concerned about kids in the area and would like to make sure the business that will be located on the lot will be a safe business for the area. Mr. Assad had questions on the future Highway 65 improvements. Engineer Collins stated that with the new service road they will have access at controlled intersections. Vice Chair Lejonvarn added that the new frontage road will improve safety.

Ron Killian, 14314 London Street NE, asked if 143rd Avenue would be shut down when that hauling is taking place. Engineer Collins stated it would not be shut down.

Vice Chair Lejonvarn asked for further public comment and with there being none, he closed the public hearing at 6:34 p.m.

Discussion followed regarding the time period for the project with the understanding that the project would not commence before the City's construction of Aberdeen Street NE.

Motion by Heaton, seconded by Fisher, to recommend approval of an excavation permit for Gary Braastad, Braastad Landscape Inc., in Section 29 for the purpose of the removing 3,400 cubic yards of excess sand material along with excess topsoil from the construction project at North Metro Storage (14205 Highway 65 NE, PIN 29-32-23-42-0039) to be stockpiled on Gary Braastad's property (PIN 29-32-23-42-0009) directly north for the City's project of realigning the ditch, installing a culvert and constructing Aberdeen Street NE to the south; along with making the lot buildable, subject to the project being completed by October 1, 2018 and 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 August 21, 2017 agenda.

NEW BUSINESS:

Scott Lennes (not present), Property Revolutions Nine, LLC, requesting Final Plat approval of Red Fox Hollow 2nd Addition (21 Residential Single Family Lots) in Section 36.

Engineer Collins stated that this addition consists of 21 lots and they will stock pile enough material for two building pads and construction of the road to the east for the next phase.

Motion by Lejonvarn, seconded by Pogalz, to recommend approval of the Final Plat of Red Fox Hollow 2nd Addition (21 Residential Single Family Lots) located in Section 36 as submitted by Scott Lennes, Property Revolutions Nine, LLC, subject to meeting all State, County and City requirements. All present in favor, motion carried. This application will be placed on the City Council's August 21, 2017 agenda.

COMMISSION BUSINESS:

City Council Update

Commissioner Dixon updated the Planning Commission on action taken at the City Council's August 7, 2017 meeting. Commissioner Heaton will be attending the City Council's August 21, 2017 meeting.

ADJOURNMENT:

Motion by Heaton, seconded by Fisher, to adjourn the Planning Commission meeting at 6:41 p.m. All present in favor, motion carried.

Dawnette Shimek
Zoning Official/Building Clerk