

**CITY OF HAM LAKE  
CITY COUNCIL AND ECONOMIC DEVELOPMENT AUTHORITY  
WORKSHOP MEETING MINUTES  
JUNE 20, 2023**

The Ham Lake City Council and Economic Development Authority met on Tuesday, June 20, 2023 immediately following the regularly scheduled City Council Meeting in the Council Chambers at the Ham Lake City Hall located at 15544 Central Avenue NE in Ham Lake, Minnesota.

MEMBERS PRESENT: Mayor Brian Kirkham and Councilmembers Jim Doyle, Al Parranto, Gary Kirkeide and Jesse Wilken

MEMBERS ABSENT: None

OTHERS PRESENT: City Attorney, Mark Berglund; City Engineer, Tom Collins; City Administrator, Denise Webster; Deputy City Clerk, Dawnette Shimek; Finance Director, Andrea Murff; and Building Official, Mark Jones

1.0 Call to Order

Mayor Kirkham called the meeting to order at 6:35 p.m.

2.0 Discussion of the Sunrise Watershed Management Organization (SRWMO)

Attorney Berglund stated that the Sunrise Watershed Management Organization operates under a Joint Power Agreement (JPA) to provide rules and procedures for the operation of the SRWMO. The SRWMO serves Linwood Township, the City of Columbus, the City of East Bethel and the City of Ham Lake. Attorney Berglund stated that there have recently been meetings with the watersheds, BWSR (Minnesota Board of Water and Soil Resources) Attorneys. Recently Linwood Township and the City of Columbus have both withdrawn from the JPA. Attorney Berglund stated that the JPA reads that when two of the member parties withdraw, the JPA dissolves. Now the board needs to give notice to the Anoka County Attorney's Office and BWSR (Minnesota Board of Water and Soil Resources). Attorney Berglund stated that possible scenarios are that it be run by the county; create a new JPA, or convert to Coon Creek Watershed District if they would assume the water in Ham Lake. The City cannot run its own watershed district. Troy Wolens and Jeff Entsminger, Ham Lake's representative for the Sunrise River Water Management Organization were present. Attorney Berglund asked the City Council which way they would like to move forward. Attorney Berglund asked the City Council if they would like to explore whether the Coon Creek Watershed District is willing to take Ham Lake on. **It was the consensus of the City Council to wait to see if action is taken to dissolve the Sunrise Watershed Management Organization JPA.**

3.0 Discussion of allowing Use Car Sales in CD-1 Zoning with a Conditional Use Permit

Councilmember Kirkeide asked if the City could legally allow a used motor vehicle sales lot in CD-1 zoning (Commercial Development Tier 1) if the minimal inventory required to acquire a State issued Motor Vehicle Sales License of five vehicles are kept inside a building with a Conditional Use Permit. Attorney Berglund stated that currently existing used motor vehicle sales lots in CD-1 zoning are grandfathered in and additional lots are not allowed.

Councilmember Kirkeide stated he has received a specific request from a new building property owner to allow a used motor vehicle sales lot in CD-1 zoning with the used car inventory to be kept indoors. Councilmember Kirkeide asked Attorney Berglund if this could be done with a Conditional Use Permit. Attorney Berglund stated allowing this use would not set a good precedence.

Councilmember Kirkeide asked the Councilmembers their opinion on this matter. Mayor Kirkham and Councilmember Doyle stated they would not be in favor of allowing it. Councilmember Parranto stated that used motor vehicle sales lots were taken out of CD-1 zoning for a reason and doesn't want to go backwards. Councilmember Wilken stated he believes in personal property rights. Attorney Berglund stated that the City Council needs consistency in the enforcement of the City Code and unfortunately some people you need to say no to.

**It was the consensus of the City Council to continue to not allow used motor vehicle sales lots in CD-1 (Commercial Tier 1) zoning.**

**Motion by Kirkeide, seconded by Parranto, to adjourn the workshop meeting at 7:41 p.m. All in favor, motion carried.**

---

Dawnette Shimek, Deputy City Clerk