

CITY OF HAM LAKE
PLANNING COMMISSION MINUTES
MONDAY, FEBRUARY 13, 2023

The Ham Lake Planning Commission met for its regular meeting on Monday, February 13, 2023 in the Council Chambers at Ham Lake City Hall located at 15544 Central Avenue NE in Ham Lake, Minnesota.

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

MEMBERS ABSENT: Chair Brian Pogalz

OTHERS PRESENT: City Engineer Dave Krugler, Building and Zoning Official, Mark Jones and Building and Zoning Clerk Jennifer Bohr

CALL TO ORDER: Vice Chair Dixon 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 Ringler, to approve the minutes of the January 23, 2023 Planning Commission meeting as written. All present in favor, motion carried.

NEW BUSINESS:

Kevin Hentges, Hentges Turf Farm, Inc., requesting Sketch Plan approval for the Hentges Addition Minor Plat (2 lots) in Sections 15 and 22

Mr. Jason Rud, of E.G. Rud and Sons, Inc. was present on behalf of the applicant. Mr. Rud stated this property consists of two tracts of land; a minor plat is being proposed to divide family assets. Mr. Rud stated the existing home is being split off from the turf farm for Mr. Kevin Hentges' sister. Mr. Rud stated City Staff has been providing direction throughout the platting process and the reports included in the packet address issues that have arisen. Vice Chair Dixon asked Engineer Krugler to comment. Engineer Krugler stated there has been discussion about razing some of the buildings to meet the 100-foot distance requirements between the farm buildings and dwelling unit; the current orientation and westerly lot line of Lot 2 meets the distance requirements of 9-370,7; an accessory building within the westerly 10-foot drainage and utility easement of Lot 2 will be removed. Engineer Krugler stated due to this being a minor plat, there is not a requirement to upgrade Naples Street NE or 155th Avenue NE. Engineer Krugler stated Coon Creek Watershed District approval is needed, a \$200 drainage fund contribution

per lot is needed and Public Works Superintendent Witkowski recommends accepting money in lieu of parkland. Vice Chair Dixon asked Building and Zoning Official Jones to comment. Building and Zoning Official Jones stated the current orientation of Lot 2 is being proposed, per a request by the applicant, to meet distance requirements between the farm buildings and the dwelling unit; the existing house has an egress entry on the south side of the house which allows it to be considered the front entry; the front entry parallels 155th Avenue NE and will require a change of address. (Per Articles 11-411.2.C and 11-820.) Building and Zoning Official Jones stated a re-designation of the front yard was needed in order to meet Code requirements with this subdivision request. **Motion by Entsminger, seconded by Lejonvarn, to recommend approval of the Sketch Plan presented by Kevin Hentges, Hentges Turf Farm, Inc., for Hentges Addition Minor Plat (2 lots) in Sections 15 and 22 subject to removing the structure from within the proposed easement on Lot 2, obtaining required demolition and building permits, designating the south side of the existing dwelling unit on Lot 2 as the primary Means of Egress and changing the address, maintaining an unobstructed primary egress, bringing all buildings, the well and the septic system into compliance including bringing the septic system for Lot 2 into compliance within ninety days from the date the final plat is recorded, paying a \$200/lot drainage fee, accepting money of \$2500/lot in lieu of park land, meeting the recommendations of the City Engineer and Building and Zoning Official, 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, 2023 agenda.***

COMMISSION BUSINESS:

City Council Update

Vice Chair Dixon informed the Commissioners that the City Council concurred with the recommendation to approve the commercial site plan/building permit request for Northland Mfg. Inc. at 17808 Central Avenue NE. There will not be a Planning Commissioner present at the February 21, 2023 City Council meeting.

ADJOURNMENT:

Motion by Heaton, seconded by Fisher, to adjourn the Planning Commission meeting at 6:08 p.m. All present in favor, motion carried.

Jennifer Bohr
Building and Zoning Clerk