

CITY OF HAM LAKE
PLANNING COMMISSION MINUTES
MONDAY, FEBRUARY 28, 2022

The Ham Lake Planning Commission met for its regular meeting on Monday, February 28, 2022 in the Council Chambers at Ham Lake City Hall located at 15544 Central Avenue NE in Ham Lake, Minnesota.

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

MEMBERS ABSENT: Commissioners Kyle Lejonvarn, Jeff Entsminger and Jonathan Fisher

OTHERS PRESENT: City Engineer Tom Collins and Building and Zoning Clerk Jennifer Bohr

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 Pogalz, seconded by Heaton, to approve the minutes of the December 13, 2021 Planning Commission meeting as written. All present in favor, motion carried.

PUBLIC HEARING: None

NEW BUSINESS:

Gerald Mager requesting Sketch Plan Approval for Magers Meadows (3 single family residential lots) located in Section 29

No representatives were present for the applicant. Chair Pogalz asked Engineer Collins to comment on the plat. Engineer Collins stated the property is currently one parcel of record but is divided into two parts by Pierce Street NE. Engineer Collins stated this parcel had received preliminary plat approval in August of 2008 for one commercial lot on the west side of Pierce Street NE and three commercial lots on the east side of Pierce Street NE. Engineer Collins stated the property owners had a window of time to file the final plat with the County but the plat was not filed and that window closed. Engineer Collins stated the parcel on the west side of Pierce Street NE consists of significant wetland; the wetland boundary is significantly higher than the 2007 delineated wetland per a December 20, 2019 wetland delineation study. Engineer Collins stated the property owners attempted to sell the property as commercial lots; due to the amount of wetland west of Pierce Street NE it was determined it was not possible to create a building pad

large enough for commercial development so the property owners are now creating a minor plat consisting of three residential lots. Engineer Collins stated easement dedication will be required around the perimeter of each proposed parcel along with dedication of an easement over County Ditch 57-2 and the wetland boundaries; livability needs to be proven on all three lots, septic borings are needed as well as a septic compliance inspection for the existing 1157 Andover Boulevard NE septic system. Engineer Collins stated Coon Creek Watershed District approval is needed, a National Heritage Information System data review by the DNR is required and approval from Anoka County is required. Engineer Collins stated per section 10-430E.2 of City Code, the existing 1157 Andover Boulevard NE driveway will have to be paved prior to consideration of any future building permits for that parcel. Engineer Collins stated the Public Works Superintendent recommends collecting money in lieu of parkland for this plat. **Motion by Pogalz, seconded by Dixson, to recommend approval of the Sketch Plan presented by Gerald Mager for a 3 lot Minor Plat located in Section 29 (PID# 29-32-23-22-0001) subject to meeting the requirements of the City Engineer, accepting money in lieu of land for parkland dedication and meeting all City, State and County requirements. All present in favor, motion carried. This application will be placed on the City Council's Monday, March 7, 2022 agenda.**

COMMISSION BUSINESS:

City Council Update

Commissioner Ringler stated he attended the December 20, 2021 City Council meeting. The City Council accepted the Planning Commission's recommendation.

ADJOURNMENT:

Motion by Heaton, seconded by Dixson, to adjourn the Planning Commission meeting at 6:09 p.m. All present in favor, motion carried.

Jennifer Bohr
Building and Zoning Clerk