

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

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

MEMBERS PRESENT: Chair Brian Pogalz and Commissioners Scott Heaton, Jeff Entsminger, Jonathan Fisher, Kyle Lejonvarn and Erin Dixson

MEMBERS ABSENT: Commissioner Dave Ringler

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 Lejonvarn, seconded by Fisher, to approve the minutes of the March 14, 2022 Planning Commission meeting as written. All present in favor, motion carried.

PUBLIC HEARING: None

NEW BUSINESS:

Jesse Osborne requesting Final Plat approval of Creekside Farms, a 9 lot Commercial Development located in Sections 7 & 8.

Mr. Jesse Osborne was present. Mr. Osborne stated grading was done in the development last fall and he plans to have curbing and the first lift of asphalt in place in June. Mr. Osborne stated he currently has purchase agreements for three of the seven commercial lots; the sale of the commercial lots will help finance the construction of the heated storage units in the summer of 2023. Chair Pogalz read key points from Engineer Collin's memo and asked Engineer Collins to comment. Engineer Collins stated a Conditional Use Permit, with a public hearing, will be required for the heated storage units in the future; due to previous soil disturbance within the development a variance to septic soil conditions, per Section 10-302F of Article 10 of the City Code, was granted; septic systems must meet specific design requirements before building permits can be issued. Commissioner Lejonvarn inquired about the type of fencing and screening that

will be between the residential property along 165th Avenue NE and Storage World. Mr. Osborne stated that was a separate project in which he put up a slatted, chain-link fence. Mr. Osborne stated the fence has worked well and he hasn't heard anything from residents since the fence was constructed. Mr. Osborne stated North Pine Aggregate trucks were driving on 167th Avenue NE when they did grading work last fall for the Creekside Farms development. Mr. Osborne stated he informed North Pine Aggregate that their truck and equipment drivers could not utilize that street and were directed to access the development by Buchanan Street NE from Constance Boulevard NE. Mr. Osborne stated he has met with each potential buyer of his commercial lots and informed them they must access the development via Buchanan Street NE from Constance Boulevard NE. Mr. Osborne stated each buyer has acknowledged they understand where to access the development. Mr. Osborne stated No Hauling and No Truck signs will be posted along 167th Avenue NE. Commissioner Heaton asked what type of businesses will be purchasing the lots. Mr. Osborne stated purchase agreements have been written for two trucking companies and a warehouse company. Commissioner Heaton stated there have been issues in the past when commercial property borders residential property and he wanted Mr. Osborne to be mindful of that. Mr. Osborne stated he has created covenants for the development which include requirements for at least a ten-foot high fence on property bordering residential property. Mr. Osborne stated the residential property bordering the development is his family's property; he wants to keep things nice, neat and clean as the City does. Engineer Collins stated the location of structures and parking areas on the current plans are speculative; each property owner will need to submit a commercial site plan for review by the Planning Commission and City Council; screening will be part of the site plan requirements. **Motion by Pogalz, seconded by Lejonvarn, to recommend approval of the Final Plat of Creekside Farms, a 9 lot Commercial Development located in Sections 7 and 8 subject to applying for a Conditional Use Permit prior to construction of the heated storage buildings, installing No Truck and No Hauling signage along 167th Avenue NE, installation of six-foot tall colored, slatted privacy fence and ten-foot spaced pine trees as shown on the screening exhibit, following guidance provided in the Minnesota DNR Natural Heritage Review for Blanding Turtles, complying with Coon Creek Watershed District permit requirements, meeting the requirements of the City Engineer and meeting all City, State and County requirements. All present in favor, motion carried. *This item will be placed on the April 4, 2022 City Council Agenda.***

COMMISSION BUSINESS:

City Council Update

Commissioner Fisher attended the March 21, 2022 City Council meeting. Commissioner Fisher stated the Planning Commission had reviewed and recommended approval of a Special Home Occupation Permit application for Curls and Purls Salon; the City Council, after discussion with staff, determined a Home Occupation Permit was sufficient and required less restrictions so a Home Occupation Permit was approved by the City Council for Curls and Purls Salon. Commissioner Fisher stated the City Council approved the Preliminary Plat Reapproval for Harmony Estates 3rd Addition without further discussion. A Planning Commissioner will not be present at the April 4, 2022 City Council meeting.

ADJOURNMENT:

Motion by Heaton, seconded by Fisher, to adjourn the Planning Commission meeting at 6:17 p.m. All present in favor, motion carried.

Jennifer Bohr
Building and Zoning Clerk