

CITY OF HAM LAKE
PLANNING COMMISSION MINUTES
MONDAY, APRIL 25, 2022

The Ham Lake Planning Commission met for its regular meeting on Monday, April 25, 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 Dave Ringler, Scott Heaton, Jeff Entsminger, Jonathan Fisher and Erin Dixon

MEMBERS ABSENT: Commissioner Kyle Lejonvarn

OTHERS PRESENT: 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 Fisher, to approve the minutes of the March 28, 2022 Planning Commission meeting as written. All present in favor, motion carried.

PUBLIC HEARING:

TJ Maalis requesting a Conditional Use Permit to operate Automotive Illusions, an autobody and restoration shop, at 17638 Highway 65 NE.

Mr. TJ Maalis and Mr. Andy Maalis were present. Mr. TJ Maalis stated he and his brother are planning to move to the 17638 Highway 65 NE location to grow their business. Mr. TJ Maalis stated the building is well setup for their operation; they intend to make a few changes such as installing a vinyl privacy fence to the south of their building, creating an asphalt surface between the building and the building to the south, and making some changes inside of the building to the office, waiting room and restroom areas. Commissioner Dixon completed the inspection, a copy which is on file. Commissioner Dixon stated she met with Mr. TJ Maalis and they discussed paving the area between the 17638 Highway 65 NE building and the building to the south, the striping of the parking area and designating handicap parking spots. Commissioner Dixon stated Mr. TJ Maalis stated they will not be storing any tires. Chair Pogalz stated though Commissioner Lejonvarn was not present, he had submitted an email message suggesting fencing to the west of the building to deter theft. Commissioner Dixon stated there are trees to the west of the building. Commissioner Dixon stated there is limited area to drive vehicles to the west of the building due to the location of the septic system. Commissioner Dixon

stated she didn't believe fencing to the west of the building would be needed; if the trees were removed in the future, fencing may need to be considered.

Chair Pogalz opened the public hearing at 6:05 p.m. and asked for public comment; with there being none, Chair Pogalz closed the public hearing at 6:06 p.m.

Motion by Dixson, seconded by Fisher, to recommend approval of a Conditional Use Permit as requested by TJ Maalis to operate Automotive Illusions, an autobody and restoration shop, at 17638 Highway 65 NE, subject to meeting the conditions listed on the Building Official's memo, striping the parking area, providing a handicap parking space with signage, paving area where vehicles will be stored and meeting all State, City and County requirements.

Commissioner Fisher questioned the Building Official's recommendation to combine the two parcels that this shop occupies. Chair Pogalz stated property combination is a decision to be made by the property owner. Commissioner Heaton asked for clarification of the conditions for this recommendation. **Commissioner Dixson amended the motion, seconded by Fisher, to recommend approval of a Conditional Use Permit as requested by TJ Maalis to operate Automotive Illusions, an autobody and restoration shop, at 17638 Highway 65 NE, subject to meeting all mechanical codes for areas used for painting, welding and auto body filler work, storing all vehicles that are damaged, or awaiting repair behind the fence, providing containment for damaged parts removed from vehicles, following Article 4-800 if tires are ever stored, keeping garbage receptacles behind the fence at all times, providing a barrier to protect the septic area to prevent vehicles from being parked in that area, striping the parking lot, providing a handicap parking space with signage, paving the area where vehicles will be stored and meeting all State, City and County requirements. All present in favor, motion carried. *This item will be placed on the May 2, 2022 City Council Agenda.***

NEW BUSINESS: None

COMMISSION BUSINESS:

City Council Update

Commissioner Dixson will attend the May 2, 2022 City Council meeting.

ADJOURNMENT:

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

Jennifer Bohr
Building and Zoning Clerk