

CITY OF HAM LAKE
PLANNING COMMISSION MINUTES
MONDAY, MAY 9, 2022

The Ham Lake Planning Commission met for its regular meeting on Monday, May 9, 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, Kyle Lejonvarn, Scott Heaton, Erin Dixon and Jeff Entsminger

MEMBERS ABSENT: Commissioner Jonathan Fisher

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 Lejonvarn, seconded by Dixon, to approve the minutes of the April 25, 2022 Planning Commission meeting as written. All present in favor, motion carried.

PUBLIC HEARING:

Jesse Osborne requesting an amendment to the Conditional Use Permit to operate Storage World at 16800 Highway 65 NE, to construct an additional 40,000 square foot storage building.

Mr. Osborne was present. Mr. Osborne stated he will be constructing a building for outdoor storage of high-end RVs and boats. Mr. Osborne stated his goal is for construction to be complete by August 1. Commissioner Entsminger completed the inspection, a copy which is on file. Commissioner Entsminger stated all excavation work has been completed; footings are currently being dug. Commissioner Entsminger stated there is a change in elevation of approximately 12 to 14 feet between the construction site and the residential property lines to the south. Commissioner Entsminger stated there is slatted, chain link fence along the residential property lines; some slats are missing in the fence but new slats are on-site to be put in place. Mr. Osborne stated Connexus Energy allowed him to construct the fence as high as he possibly could on the hill to maximize the screening between Storage World and the residential property to the south. Mr. Osborne stated the residents currently cannot see anything at the site. Commissioner Entsminger stated the residents will be able to see the roof of the building after construction. Chair Pogalz stated the Planning Commission reviewed, and the City

Council approved, the Commercial Site Plan for this project in 2020; a condition of approval was that the Conditional Use Permit for Storage World be amended prior to approval of a building permit for the structure which is what is being done tonight.

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 6:05 p.m.

Motion by Entsminger, seconded by Lejonvarn, to recommend approval of an amendment to the Conditional Use Permit to operate Storage World at 16800 Highway 65 NE, allowing construction of an additional 40,000 square foot storage building subject to meeting all standards for site and building construction in Commercial Development 1 (CD-1) zoning and meeting all City, County and State requirements. All present in favor, motion carried. *This item will be placed on the May 16, 2022 City Council Agenda.*

NEW BUSINESS: None

COMMISSION BUSINESS:

City Council Update

Commissioner Dixon attended the May 2, 2022 City Council meeting. Commissioner Dixon stated the City Council approved the Conditional Use Permit for Automotive Illusions without any discussion. A Planning Commissioner will not be present at the May 16, 2022 City Council meeting.

ADJOURNMENT:

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

Jennifer Bohr
Building and Zoning Clerk