

CITY OF HAM LAKE
PLANNING COMMISSION MINUTES
MONDAY, MAY 23, 2022

The Ham Lake Planning Commission met for its regular meeting on Monday, May 23, 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, Building and Zoning Official, Mark Jones, 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 Entsminger, to approve the minutes of the May 9, 2022 Planning Commission meeting as written. All present in favor, motion carried.

PUBLIC HEARING: None

Commissioner Fisher arrived at 6:02 p.m.

NEW BUSINESS:

Schoenrock Holdings, LLC requesting Commercial Site Plan approval to construct an 11,800 square foot office/warehouse building at 13319 Aberdeen Street NE (PID# 32-32-23-43-0001).

Mr. Troy Schoenrock and Mrs. Laura Schoenrock were present representing Schoenrock Holdings, LLC and Live Wire Electrical Services. Mr. Schoenrock stated they have already purchased trusses and materials for the building due to lead time on materials and impending deadlines with financing. Mr. Schoenrock stated their intent is to construct an energy efficient building that will have solar panels. Mr. Schoenrock stated the City has been good to work with. Commissioner Lejonvarn inquired about the types of deliveries that will be made to the site and the types of trucks making those

deliveries. Chair Pogalz stated that Mr. Schoenrock may have put the “cart before the horse” in ordering materials before any building plans were submitted to the City for review and approval. Commissioner Heaton completed the inspection, a copy which is on file. Commissioner Heaton stated there is currently a pile of dirt and a septic mound on the site; there is residential property to the south in the City of Blaine across 133rd Avenue NE, Jam Hops is located to the east and Woody’s Garage is to the north. Commissioner Heaton stated he felt the location was suitable for this type of business, but, per the notes from Building Official, Mark Jones and City Engineer, Tom Collins, there is some concern with the limited parking area shown on the site plan. Commissioner Heaton stated the applicants stated deliveries will not be made by semi-trucks at this location. Commissioner Lejonvarn asked what standard deliveries would look like; would Viking Electric deliver to the Aberdeen Street NE location. Mr. Schoenrock stated Viking Electric typically delivers materials directly to job sites. Commissioner Lejonvarn asked Mr. Schoenrock what his plan is if something would have to be delivered by semi-truck. Mr. Schoenrock stated semi-truck deliveries, which are normally solar panels, are delivered to a location in Isanti; the panels are put on trailers at that site and delivered to the job site. Mr. Schoenrock stated they are not expecting a lot of deliveries at the Aberdeen Street NE location. Chair Pogalz reviewed the documents submitted by Engineer Collins. Chair Pogalz asked Engineer Collins if the current septic system was adequate for the business. Engineer Collins stated the soil tester determined up to twenty-five people could use the existing septic system. Engineer Collins stated a license agreement with the City will be needed for the septic encroachment into the 10-foot setback from the east property line. Engineer Collins stated a license agreement with the City will also be needed for the fire apparatus road as it encroaches into the 10-foot setback from the north property line; the fire apparatus road must be plowed during the winter. Engineer Collins stated the northerly 33-feet of 133rd Avenue NE right-of-way, of the existing 66-feet of right-of-way, within the City of Ham Lake, which is adjacent to 33-feet of the City of Blaine right-of-way, is proposed to be vacated; a public hearing will be held by the City Council on June 6, 2022. Chair Pogalz asked Building Official Jones, if there are limitations on exterior building finishes for this building. Building Official Jones stated there are some limitations to the exterior finish but no plans have been submitted for review yet. Mr. Schoenrock stated the exterior finish of the building will be steel, lap siding with a five-foot rock wainscot around the entire building. Commissioner Entsminger asked how much of a concern parking is at the location if the Schoenrock’s are going to control tenant parking in their lease agreements; would the City have the ability to apply conditions to parking at the location if or when the building sells. Engineer Collins stated office/warehouse use is now an allowed use in the CD-1 zoning district; when the application was submitted, office/warehouse structures were a Conditional Use but City Code changed in November 2021 making office/warehouse use a permitted use. Commissioner Entsminger asked if the City had any recourse if vehicles were parked along the street, or semi-trucks were blocking traffic. Engineer Collins stated both Aberdeen Street NE and 133rd Avenue NE are Municipal State Aid (MSA) roads; the City can cite or tow vehicles parked within public right-of-way; all parking must be off street and maintained on-site. Chair Pogalz reiterated his concern with the size of the parking area. Chair Pogalz stated trucks as small as UPS delivery trucks may be able to maneuver in the parking lot in the summer but when it snows in the winter, maneuvering may become more difficult. Chair Pogalz

asked if there were overhead doors for deliveries. Engineer Collins stated parking and no parking areas were designed and sized to the overhead doors shown on the plan. Engineer Collins stated a turning movement exhibit for pick-up truck sized vehicles was provided to the City by the design engineer for both units. Chair Pogalz expressed concern on where the trash enclosure is shown on the plans and questioned whether or not garbage trucks could maneuver in and out of the parking lot easily. Mr. Schoenrock stated he would consider purchasing a dumpster with wheels. Chair Pogalz asked Building Official Jones to comment. Building Official Jones stated his biggest concern is delivery truck access to the office/warehouse facility. Building Official Jones stated there are two locations in the City where the sites do not have enough space for semi-trucks to back onto the property; the trucks block traffic during deliveries. Building Official Jones is concerned that traffic could be blocked on Aberdeen Street NE at this location if large trucks deliver to the site. Building Official Jones stated he is also concerned of what may come in the future if the building is used for something other than office/warehouse use and a use that requires more parking than is available on the site. Chair Pogalz concurred with Building Official Jones' concerns and stated he didn't want to disregard the lessons the City has learned from issues that have had to be managed at other locations in the city. **Motion by Heaton, seconded by Fisher, to recommend approval of the commercial site plan to construct a 11,800 square foot office/warehouse building at 13319 Aberdeen St NE subject to obtaining license agreements with the City for septic and fire apparatus lanes within setback areas and meeting all City, State and County requirements. Commissioners Heaton, Fisher, Dixson, Entsminger and Lejonvarn voted yes, Commissioner Pogalz voted no, motion carried. This item will be placed on the June 6, 2022 City Council Agenda.**

COMMISSION BUSINESS:

City Council Update

Building and Zoning Clerk Bohr stated the amendment to the Conditional Use Permit for Storage World was approved by the City Council. Commissioner Heaton will be attending the June 6, 2022 City Council meeting.

ADJOURNMENT:

Motion by Heaton, seconded by Fisher, to adjourn the Planning Commission meeting at 6:31 p.m. All present in favor, motion carried.

Jennifer Bohr
Building and Zoning Clerk