

CITY OF HAM LAKE
PLANNING COMMISSION MINUTES
MONDAY, JUNE 12, 2023

The Ham Lake Planning Commission met for its regular meeting on Monday, June 12, 2023 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, Jeff Entsminger, Jonathan Fisher and Erin Dixson

MEMBERS ABSENT: Commissioners Kyle Lejonvarn and Scott Heaton

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 Dixson, seconded by Fisher, to approve the minutes of the May 22, 2023 Planning Commission meeting as written. All present in favor, motion carried.

PUBLIC HEARING:

Kevin Hentges, Hentges Turf Farm, Inc., requesting Preliminary and Final Plat approval for the Hentges Addition a Minor Plat (2 lots) in Sections 15 and 22 and rezoning of Lot 2, Block 1, Hentges Addition, from Rural Single Family Residential (R-A) to Single Family Residential (R-1)

Mr. Kevin Hentges was present. Mr. Hentges stated this plat is to divide the property so that his sister will own the parcel with the house on it and he will own the remaining land for his farm operation. Chair Pogalz verified that Mr. Hentges knew the septic system for the house needs to be relocated and an accessory building on Lot 2 will need to be removed. Mr. Hentges stated he is aware of that. Chair Pogalz asked Engineer Collins to comment on the project. Engineer Collins stated this is a minor plat and, as with other minor plats, driveways are not required to outlet onto paved streets; Naples Street NE and 155th Avenue NE are not paved streets. Engineer Collins stated a development agreement will not be required but the applicant must pay a \$200 drainage fund contribution and a \$2500 parkland dedication fee for each lot. Engineer Collins stated Mr. Hentges is aware that one accessory building needs to be removed as it encroaches into a drainage and utility easement on Lot 2; the existing septic system, including tanks, for

the existing house will need to be abandoned; and the existing shallow well located within proposed Lot 2 will need to be sealed. Engineer Collins stated the existing farm driveway encroaches into Lot 2 and the replacement driveway will be constructed directly north of Lot 2. Engineer Collins stated the zoning of Lot 1 will continue to be R-A, Rural Single Family Residential as it is farmland, the zoning for Lot 2 will be changed to R-1, Residential Single Family. Engineer Collins stated the project has received approval from the Coon Creek Watershed District. Engineer Collins stated the property lines of Lot 2 were created to meet setback requirements between the farm buildings and the dwelling unit; the existing house has an egress entry on the south side of the house which allows it to be considered the front entry; the front entry parallels 155th Avenue NE and will require a change of address. (Per Articles 11-411.2.C and 11-820.) Engineer Collins stated the City will assign an address of 155th Avenue NE; the property owner will need to contact the post office to determine the placement of the mailbox. Engineer Collins stated the Building and Zoning Official required a re-designation of the front yard in order to meet Code requirements. Engineer Collins stated the primary means of egress must be unobstructed so a garage cannot be added onto the southside of the house. Commissioner Ringler completed the inspection; a copy which is on file. Commissioner Ringler stated his recommendation reflects the comments made by Engineer Collins.

Chair Pogalz opened the public hearing at 6:07 p.m. and asked for public comment.

Jerry Dahl, 1933 164th Lane NE. Mr. Dahl asked why the City had determined to only construct cement curbs and new roadway in the Meadow Park plat. Chair Pogalz informed Mr. Dahl his question was unrelated to the plat under review and that he could speak with Engineer Collins after the meeting

Chair Pogalz closed the public hearing at 6:09 p.m.

Motion by Ringler, seconded by Fisher, to recommend approval of the request of Kevin Hentges, Hentges Turf Farm, Inc., requesting Preliminary and Final Plat approval for the Hentges Addition a Minor Plat (2 lots) in Sections 15 and 22 and rezoning of Lot 2, Block 1, Hentges Addition, from Rural Single Family Residential (R-A) to Single Family Residential (R-1) subject to designating the south side of the dwelling unit as the front yard, accepting an address change to meet Article 11-820 of City Code, removing the accessory building that encroaches into the westerly 10-foot wide drainage and utility easement of Lot 2, bringing the septic system into compliance within ninety days of recording of the final plat which includes abandoning the existing septic system, including tanks, for the dwelling unit and constructing a new septic system on Lot 2 for the dwelling unit, sealing the existing well, removing the Lot 1 driveway encroachment from Lot 2 and creating a new driveway access for Lot 1 north of Lot 2, paving the easterly 30-feet of the new driveway for Lot 2, paying a \$200 drainage fund contribution and a \$2,500 parkland dedication fee for each lot, meeting the requirements of the City Engineer and Building Official and meeting all City, County, and State requirements All present in favor, motion carried. *This application will be placed on the City Council's June 20, 2023 agenda.*

NEW BUSINESS: None

COMMISSION BUSINESS:

City Council Update

Chair Pogalz stated Senator Michael Kreun and Representative Nolan West provided a summary of laws passed during the recent legislative session and the impact the laws will have on residents, businesses and infrastructure in Ham Lake. Chair Pogalz stated the City Council concurred with the recommendation to approve the Temporary Conditional Use Permit for Seng Vang to raise pigeons. Chair Pogalz stated there was some discussion on the number of pigeons that can be released at one time for exercise. Chair Pogalz stated there was discussion about revising City Code related to raising pigeons. Chair Pogalz stated the City Council also concurred with the recommendation to approve the Conditional Use Permit and Commercial Site Plan for Fleet Star Truck and Trailer, LLC. A Planning Commissioner will not be present at the June 20, 2023 City Council meeting.

ADJOURNMENT:

Motion by Fisher, seconded by Dixon, to adjourn the Planning Commission meeting at 6:13 p.m. All present in favor, motion carried.

Jennifer Bohr
Building and Zoning Clerk