

CITY OF HAM LAKE
PLANNING COMMISSION MINUTES
MONDAY, JUNE 13, 2022

The Ham Lake Planning Commission met for its regular meeting on Monday, June 13, 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 Kyle Lejonvarn, Scott Heaton, Jeff Entsminger, Jonathan Fisher and Erin Dixon

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 May 23, 2022 Planning Commission meeting as written. All present in favor, motion carried.

PUBLIC HEARING:

Gerald and Arlene Mager, Mager Trust, requesting Preliminary Plat and Final Plat Approval and Rezoning from CD-2, Commercial Development II, to R-1, Single Family Residential, for Magers Meadows, a minor plat (3 single family residential lots), located in Section 29.

Mr. and Mrs. Gerald Mager were present. Mr. Mager stated he and his wife have chosen to subdivide the land to downsize the amount of property they need to maintain and for retirement planning. Commissioner Fisher completed the inspection, a copy which is on file. Commissioner Fisher stated the subdivision will create large lots and nice places to live. Chair Pogalz asked Engineer Collins to comment on the plat. Engineer Collins stated City Code requires a septic compliance inspection for parcels that have existing septic systems that are subdivided by platting; the existing septic system was found to be non-compliant and, per City Code, it must be brought into compliance within 24 months. Engineer Collins stated the Building Department will administer action related to bringing the existing septic system into compliance. Chair Pogalz asked for clarification on actions that could be taken related to the plat due to the existing property having a non-compliant septic system. Engineer Collins stated the findings on the septic system are separate

from the plat and should not delay the plat process. Engineer Collins stated right-of-way and drainage and utility easements along Pierce Street NE were dedicated in 2008 via the City of Ham Lake Highway Right-of-Way Plat No. 1. Engineer Collins stated the wetland boundary is significantly higher now than the 2007 delineated wetland per a December 20, 2019 wetland delineation study which has reduced the buildable area within the plat; because the buildable area within the plat has been reduced it is no longer feasible to market the lots for commercial development. Engineer Collins stated the plat approved in 2008 rezoned the property from R-1, Single Family Residential to CD-2, Commercial Development II; this plat will change the zoning back to R-1, Single Family Residential. Engineer Collins stated this minor plat is utilizing existing infrastructure and no construction is required other than individual lot development so a development agreement will not be required; the developer will need to pay a \$200 drainage fee and a \$2500 parkland dedication fee for each of the three lots.

Chair Pogalz opened the public hearing at 6:06 p.m. and asked for public comment; with there being none, Chair Pogalz closed the public hearing at 6:07 p.m.

Motion by Fisher, seconded by Entsminger, to recommend approval of the request of Gerald and Arlene Mager, Mager Trust, for Preliminary Plat and Final Plat approval and rezoning of Magers Meadows, a 3 lot Minor Plat, from CD-2, Commercial Development II to R-1, Single Family Residential, located in Section 29 (PID# 29-32-23-22-0001), subject to the existing septic system on Lot 2, Block 2 being brought into compliance by May 4, 2024 and meeting all City, State and County requirements. All present in favor, motion carried. *This application will be placed on the City Council's Monday, June 20, 2022 agenda.*

NEW BUSINESS: None

COMMISSION BUSINESS:

City Council Update

Commissioner Heaton attended the June 6, 2022 City Council meeting. Commissioner Heaton stated the City Council approved the Commercial Site Plan for Live Wire Electrical Services; the Mayor did state that if parking becomes an issue in the future, the applicant would need to address the problem. A Planning Commissioner will not be present at the June 20, 2022 City Council meeting

ADJOURNMENT:

Motion by Heaton, seconded by Fisher, to adjourn the Planning Commission meeting at 6:10 p.m. All present in favor, motion carried.

Jennifer Bohr
Building and Zoning Clerk