

CITY OF HAM LAKE
PLANNING COMMISSION MINUTES
MONDAY, JULY 12, 2021

The Ham Lake Planning Commission met for its regular meeting on Monday, July 12, 2021 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, Scott Heaton, Jeff Entsminger and Jonathan Fisher

MEMBERS ABSENT: Commissioners Kyle Lejonvarn and Erin Dixson

OTHERS PRESENT: City Engineer Tom Collins and Zoning and Building Clerk Jennifer Bohr

CALL TO ORDER: Chair Pogalz called the meeting to order at 6:03 p.m.

PLEDGE OF ALLEGIANCE:

The pledge of allegiance was recited by all in attendance.

APPROVAL OF MINUTES:

Motion by Ringler, seconded by Fisher, to approve the minutes of the June 28, 2021 Planning Commission meeting as written. All present in favor, motion carried.

PUBLIC HEARING: None

Commissioner Entsminger removed himself from the table to provide representation for discussion of the Sketch Plan of a 2 lot Minor Plat in Section 29 (1163 143rd Avenue NE, PID# 29-32-23-23-0009).

NEW BUSINESS:

Jeff Entsminger, Entsminger Enterprises, LLC, requesting Sketch Plan Approval of a 2 lot Minor Plat located in Section 29 (1163 143rd Avenue NE, PID# 29-32-23-23-0009).

Mr. Jeff Entsminger was present. Mr. Entsminger stated he intends to split the acreage and purchase the parcel north of County Ditch #59 (Coon Creek); the southern parcel will remain part of the Buchholz farm. Mr. Entsminger stated he intends to rezone the northern parcel from R-A (Rural Single Family Residential) to CD-2 (Commercial Development II) but does not have any plans to construct anything on the lot at this time. Chair Pogalz asked Engineer Collins to comment on the plat. Engineer Collins stated the property is currently one parcel of record with split zoning of R-A (Rural Single Family Residential) and R-1 (Single Family Residential). Engineer Collins stated the proposed zoning for Parcel A is CD-2 and the proposed zoning for Parcel B is R-1; a 4/5 vote by the City Council is required to change the zoning classification from residential to

commercial for Parcel A. Engineer Collins stated the required easements and right-of-way are represented on the sketch plan; soil boring tests confirm there is adequate area for a primary and secondary septic area on Parcel A and for a secondary septic system for Parcel B. Engineer Collins stated the Building Official is requiring that a compliance inspection be completed on the existing septic system located on Parcel B per Article 11-450.4 prior to the final plat being recorded with the County. Engineer Collins stated a permit from Coon Creek Watershed District will be required when a structure is built on Parcel A. **Motion by Heaton, seconded by Ringler, to recommend approval of the Sketch Plan presented by Jeff Entsminger, Entsminger Enterprises, LLC, for a 2 lot Minor Plat located in Section 29 (1163 143rd Avenue NE, PID# 29-32-23-23-0009) subject to meeting the requirements of the City Engineer and the Building Official and meeting all City, State and County requirements. Commissioners Pogalz, Ringler, Heaton and Fisher voted yes, Commissioner Entsminger recused himself from the vote. Motion carried. *This application will be placed on the City Council's Monday, July 19, 2021 agenda.***

COMMISSION BUSINESS:

City Council Update

Commissioner Entsminger stated he attended the July 6, 2021 City Council meeting. The City Council accepted the Planning Commission's recommendations. Commissioner Entsminger stated none of residents from the Hidden Forest East developments, that spoke at the June 28, 2021 Planning Commission meeting, attended the 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
Zoning and Building Clerk