

CITY OF HAM LAKE
PLANNING COMMISSION MINUTES
MONDAY, JULY 25, 2022

The Ham Lake Planning Commission met for its regular meeting on Monday, July 25, 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 and Erin Dixson

MEMBERS ABSENT: Commissioners Dave Ringler and Kyle Lejonvarn

OTHERS PRESENT: City Engineer, Dave Krugler 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 Entsminger, to approve the minutes of the July 11, 2022 Planning Commission meeting as written. All present in favor, motion carried.

PUBLIC HEARING: None

NEW BUSINESS:

Kris Daniels, Happy Beans, LLC, requesting Commercial Site Plan approval to construct Scooter's Coffee, a 664 square foot drive-thru retail coffee shop, at 16310 Highway 65 NE

Kris and Louise Daniels were present. Mr. Daniels stated Scooter's Coffee started in 1998 and is a franchise organization based in Omaha, NE. Mr. Daniels stated most of Scooter's Coffee locations are drive-thru only, which is what the Ham Lake location will be. Mr. Daniels stated Scooter's Coffee has 450 locations which are primarily in Nebraska, South Dakota and Iowa; the first Minnesota store was constructed in Maplewood. Mr. Daniels stated the Ham Lake location will be a 664 square foot kiosk with two drive-thru lanes and will employ approximately 20 people with 3-4 employees working per shift. Mr. Daniels stated Scooter's Coffee focuses on speed of service with a goal of serving customers within three minutes of them placing their order or serving 100 clients per hour. Commissioner Heaton asked Mr. Daniels why he chose Ham Lake.

Mr. Daniels stated he initially sought a location in the northeastern metro area; it was difficult to find a suitable location and a location the parent company would approve of there. Mr. Daniels stated the site along Highway 65 NE, the size of the community and the fact that the next closest drive-thru coffee shop is Starbucks seven miles to the south in Blaine is what drew him to Ham Lake. Chair Pogalz asked Engineer Krugler to comment on the project. Engineer Krugler stated the existing Red Ox Café will be demolished; the existing well and septic system will be utilized. Engineer Krugler stated arsenic treatment of the well is required as a recent laboratory water test indicated the arsenic level in the well exceeds the allowable maximum contamination levels. Engineer Krugler stated treatment of the well may result in additional water usage and flow to the septic system. Engineer Krugler stated the Building Official, Mark Jones, is requiring a septic compliance inspection for the existing septic system; the compliance inspection must show that the septic system is sized to meet all the needs of the business including any water treatment for arsenic, iron, or other elements or contaminants. Engineer Krugler stated plans have been submitted to the Anoka County Highway Department (ACHD) and MnDOT; comments are pending. Engineer Krugler stated a drainage permit from MnDOT is needed as well as a right-of-way permit from ACHD; the Coon Creek Watershed District is not requiring a permit. Commissioner Entsminger stated ACHD typically requires turn and bypass lanes; could this business generate enough stacked up traffic to cause an issue with the flow of traffic on Highway 65 NE. Engineer Krugler stated he expects ACHD to comment on potential traffic concerns as 15,000 cars travel to the north and to the south on Highway 65 NE each day. Commissioner Heaton asked if the ACHD had any plans to improve the intersection on the west side of Highway 65 NE. Engineer Krugler stated the City has plans to construct a backage road to the west of Dollar General, south of Constance Boulevard NE, in the future, if the City can obtain the land to construct the road. Mr. Daniels stated in his communication with ACHD, they have stated the north shoulder of Constance Boulevard NE is wide; if the stacking of cars becomes a problem, that shoulder may be designated as a turning lane. Mr. Daniels stated the goal is to provide optimal speed of service at the kiosk to keep cars moving. Engineer Krugler stated small traffic disruptions on Highway 65 NE tend to have a large impact on traffic flow; the ACHD and MnDOT will need to evaluate the plans, determine the impact on traffic and what action needs to be taken. The commission briefly discussed the results of the arsenic levels noted on the laboratory water test results. Chair Pogalz completed the inspection, a copy which is on file. Chair Pogalz stated he has some concerns with the adjacent asphalt to the north and garbage truck access to trash enclosure area. Chair Pogalz stated Victory Auto Service and Glass to the north currently has cars parked along the property line and has other areas coned off to prevent vehicles from driving through the lot to the Red Ox Café. Chair Pogalz stated Mr. Daniels plans to discuss access to the coffee shop from the north with the owner of Victory Auto Service and Glass after the plans receive City Council approval. **Motion by Pogalz, seconded by Fisher, to recommend approval of the commercial site plan to construct Scooter's Coffee, a 664 square foot drive-thru retail coffee shop, at 16310 Highway 65 NE contingent on receipt of a compliance inspection that meets the approval of the Building Official showing that the septic is sized to meet all needs including any water treatment for arsenic, iron or other treatment needs, the issuance of a MnDOT drainage permit, the issuance of a ACHD right-of-way permit, subject to meeting the requirements of the City Building Official and the**

City Engineer and meeting all City, State and County requirements. All present in favor, motion carried. *This item will be placed on the August 1, 2022 City Council Agenda.*

COMMISSION BUSINESS:

City Council Update

A commissioner was not present at the July 18, 2022 City Council meeting; no update was given. A Planning Commissioner will not be present at the August 1, 2022 City Council meeting.

ADJOURNMENT:

Motion by Heaton, seconded by Fisher, to adjourn the Planning Commission meeting at 6:22 p.m. All present in favor, motion carried.

Jennifer Bohr
Building and Zoning Clerk