

CITY OF HAM LAKE
PLANNING COMMISSION MINUTES
MONDAY, NOVEMBER 13, 2023

The Ham Lake Planning Commission met for its regular meeting on Monday, November 13, 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, Kyle Lejonvarn, Jeff Entsminger, Erin Dixson and David Ross

MEMBERS ABSENT: Commissioners Dave Ringler and Jonathan Fisher

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 Ross, seconded by Dixson, to approve the minutes of the October 23, 2023 Planning Commission meeting as written. All present in favor, motion carried.

PUBLIC HEARING: None

OLD BUSINESS:

Jeff Stalberger, MN Development LLC, requesting Sketch Plan approval for a development located at 2506 Swedish Drive NE (47 Residential Single Family lots and 1 outlot) in Section 4

Mr. Jeff Stalberger, Sr. Mr. Jeff Stalberger, Jr. and Mr. Ryan Stalberger were present. Chair Pogalz stated this matter was tabled at the previous meeting due to the need to determine the amount of Municipal State Aid (MSA) mileage available, resolve right-of-way (ROW) concerns and obtain direction from the Park Committee on parkland dedication requirements. Chair Pogalz asked the applicant for comment. Mr. Stalberger Sr. spoke on behalf of the project. Mr. Stalberger stated he spoke with the City's Engineers to determine how the plat could be modified so that all right-of-way dedication would be within the plat's boundaries. Mr. Stalberger stated another small outlot was created adjacent to parcel 04-32-23-13-0005 south of Swedish Drive NE to modify the limits of the plat. Mr. Stalberger stated Outlot B is approximately 0.79 acres. Mr. Stalberger stated he is willing to donate that outlot to the church. Engineer Krugler

agreed the road must be constructed within dedicated ROW within the plat border limits. Engineer Krugler stated the issue with the original sketch plan submitted was that the western plat border did not dedicate ROW on the north side of Swedish Drive NE which would have required the developer to obtain ROW from other property owners. Chair Pogalz asked Engineer Krugler about available MSA miles. Engineer Krugler stated the City currently has 480-feet of mileage available to dedicate to an MSA roadway. Engineer Krugler stated the connect between Xylite Street NE and the intersection of 181st Avenue NE and Baltimore Street NE plat is approximately 1.7 miles or 9,000-feet in length. Engineer Krugler stated Mr. Stalberger's current sketch plan dedicates sufficient ROW to accommodate 30 mile per hour curves so additional ROW will not need to be acquired if or when Swedish Drive NE can be designated as an MSA road. Engineer Krugler stated Mr. Stalberger will not need to construct Swedish Drive NE to MSA standards. Chair Pogalz stated a memo from Administrator Webster, on behalf of the Park Committee, recommends acquiring a 20-foot wide trail easement along the west side of Xylite Street NE with the balance of the parkland dedication requirement being monies in lieu of parkland. Mr. Stalberger stated that was acceptable. **Motion by Lejonvarn, seconded by Dixon, to recommend approval of the Sketch Plan for a development located at 2506 Swedish Drive NE as presented by Jeff Stalberger of MN Development, LLC for 47 Single Family Residential lots and one outlot in Section 4, subject to a minimum design speed of 30 miles per hour on Swedish Drive NE, combining Outlot B with adjacent parcel 04-32-23-13-0005 after final plat approval, parkland dedication consisting of the dedication of a 20-foot wide trail easement along the west side of Xylite Street NE (County Road 68) for a future bike path and the remainder in monies in lieu of parkland.**

There was discussion about the revised sketch plan now including 47 residential single family lots and two outlots. The motion was revised.

Motion by Lejonvarn, seconded by Dixon, to recommend approval of the Sketch Plan for a development located at 2506 Swedish Drive NE as presented by Jeff Stalberger of MN Development, LLC for 47 Single Family Residential lots and two outlots in Section 4, subject to a minimum design speed of 30 miles per hour on Swedish Drive NE, combining Outlot B with adjacent parcel 04-32-23-13-0005 after final plat approval, parkland dedication consisting of the dedication of a 20-foot wide trail easement along the west side of Xylite Street NE (County Road 68) for a future bike path and the remainder in monies in lieu of parkland, meeting all the requirements of the City Engineer 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, November 20, 2023 agenda.*

NEW BUSINESS: None

COMMISSION BUSINESS:

City Council Update

Chair Pogalz stated the City Council concurred with the Commission's recommendations to approve the Conditional Use Permit and commercial site plan for Ryan Becker of

Unlimited Concrete Concepts, LLC. A planning commissioner will not be present at the November 20, 2023 City Council meeting.

ADJOURNMENT:

Motion by Dixon, seconded by Lejonvarn, to adjourn the Planning Commission meeting at 6:12 p.m. All present in favor, motion carried.

Jennifer Bohr
Building and Zoning Clerk