

CITY OF HAM LAKE
PLANNING COMMISSION MINUTES
MONDAY, NOVEMBER 14, 2022

The Ham Lake Planning Commission met for its regular meeting on Monday, November 14, 2022 in the Council Chambers at Ham Lake City Hall located at 15544 Central Avenue NE in Ham Lake, Minnesota.

MEMBERS PRESENT: Vice Chair Erin Dixson and Commissioners Kyle Lejonvarn, Jeff Entsminger and Scott Heaton

MEMBERS ABSENT: Chair Brian Pogalz and Commissioners Dave Ringler and Jonathan Fisher

OTHERS PRESENT: City Attorney Mark Berglund, City Engineer, Dave Krugler and Building and Zoning Clerk, Jennifer Bohr

CALL TO ORDER: Vice Chair Dixson 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 Entsminger, to approve the minutes of the October 10, 2022 Planning Commission meeting as written. All present in favor, motion carried.

PUBLIC HEARING: None

NEW BUSINESS:

Stone Construction Inc. requesting Commercial Site Plan approval to construct Bobby's Car Wash, a 4,121 square foot automated car wash and a 158 square foot pet wash at 13741 Johnson Street NE (PID# 32-32-23-24-0021).

Mr. Paul Stone, Mr. Mitchell Stone and Mr. Bobby Awaijane were present. Mr. Paul Stone stated they are proposing to construct a tunnel car wash and a pet wash station. Mr. Paul Stone stated an area to construct another building is shown on the plans; what will be built in that area in the future is still to be determined. Mr. Paul Stone stated the car wash will be constructed of colored masonry block; the building will include office and retail space in addition to the car wash. Mr. Paul Stone stated vacuums will also be available. Vice Chair Dixson asked Engineer Krugler to comment. Engineer Krugler stated there are three septic areas identified on the plans. Engineer Krugler stated Building Official, Mark Jones, has reviewed the septic system design for the main system as well as the other systems and has provided feedback to the applicant on the type of

system that must be installed to meet Minnesota Rules 7080. Engineer Krugler stated the pet wash septic system is not governed by Minnesota Rules 7080; the pet wash waste will need to be monitored and a Wastewater Treatment permit will be required. Engineer Krugler stated the plans contain some trees for landscaping; the project will need to meet landscaping requirements found in Article 11-1800; the Planning Commission will need to determine if what is proposed is acceptable. Engineer Krugler stated there are some utilities outside of easements on the east side of the lot; proof of relocating these utilities to being contained within the dedicated easements and right-of-way is required before the Building Department will consider the issuance of a Certificate of Occupancy. Engineer Krugler stated the Coon Creek Watershed District (CCWD) has issued a permit for the project; a Construction Stormwater Permit from the Minnesota Pollution Control Agency (MPCA) is required before grading operations can commence. Mr. Paul Stone stated they are still working with the MPCA on the design of the drain field for the car wash area; the septic designer has been communicating with Building Official, Mark Jones, regarding it. Commissioner Entsminger completed the inspection, a copy which is on file. Commissioner Entsminger stated he and Mr. Paul Stone discussed some of the challenges they need to address related to the well and the septic system due to the volume of water needed for a car wash. Commissioner Entsminger stated a car wash is a good fit for the lot. **Motion by Entsminger, seconded by Heaton, to recommend approval of the commercial site plan presented by Stone Construction, Inc. to construct Bobby's Car Wash, a 4,121 square foot automated car wash and a 158 square foot pet wash at 13741 Johnson Street NE (PID# 32-32-23-24-0021) subject to Building Official approval of the septic designs, meeting all of Coon Creek Watershed District permit conditions and stipulations, obtaining a MPCA Construction Stormwater Permit before grading operations can commence, complying with landscaping requirements found in Article 11-1800, the Building Official receiving verification that the easterly utilities have been relocated to within easements and/or right-of-way prior to consideration of the issuance of a Certificate of Occupancy and meeting all City, State and County requirements. All present in favor, motion carried. This item will be placed on the November 21, 2022 City Council Agenda.**

COMMISSION BUSINESS:

City Council Update

Chair Entsminger informed the Commissioners that the City Council concurred with the recommendation to approve the preliminary and final sketch plans for Schwartz Estates and the recommendation to approve the commercial site plan for Larson Systems, Inc. at their October 17, 2022 meeting. Commissioner Lejonvarn will attend the November 21, 2022 City Council meeting.

ADJOURNMENT:

Motion by Heaton, seconded by Entsminger, to adjourn the Planning Commission meeting at 6:08 p.m. All present in favor, motion carried.

Jennifer Bohr
Building and Zoning Clerk