

CITY OF HAM LAKE

15544 Central Avenue NE
Ham Lake, Minnesota 55304
(763) 434-9555
Fax (763) 434-9599

CITY OF HAM LAKE PLANNING COMMISSION AGENDA MONDAY, JUNE 27, 2022

CALL TO ORDER: 6:00 p.m.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES: June 13, 2022

PUBLIC HEARING: None

NEW BUSINESS:

1. Gary Houle, Lino Lakes Landscaping, requesting Sketch Plan approval for Bluegrass Estates 3rd Addition (16 single family residential lots) located in Section 01
2. Larry Schwartz requesting Sketch Plan approval for Schwartz Estates (3 single family residential lots) located in Section 23

COMMISSION BUSINESS:

1. City Council Update

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 Dixson

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



CITY OF HAM LAKE

PLANNING REQUEST

15544 Central Avenue NE

Ham Lake, MN 55304

Phone (763) 434-9555 Fax (763) 235-1697

Date of Application 6-13-22

Date of Receipt 6-13-22
Receipt # 93029

Meeting Appearance Dates:

Planning Commission 6-27-22 City Council _____

Please check request(s):

- Metes & Bounds Conveyance
- Sketch Plan
- Preliminary Plat Approval*
- Final Plat Approval
- Rezoning*
- Multiple Dog License*

- Commercial Building Site
- Certificate of Occupancy
- Home Occupation Permit
- Conditional Use Permit (New)*
- Conditional Use Permit (Renewal)
- Other

***NOTE: Advisory Signage is required for land use alterations and future road connections. This application also requires a Public Hearing. Such fees shall be deducted from deposit.**

Development/Business Name: Blue Heron Estates 3rd Add

Address/Location of property: _____

Legal Description of property: Outlot A, Bluegrass Estates 2nd Add.

PIN # 01-32-23-41-0006 01-32-23-42-0010 + 01-32-23-14-0004 Current Zoning R-A Proposed Zoning R-1

Notes: _____

16 single family lots

Applicant's Name: GARY HOWE

Business Name: _____

Address 18400 Len Ave

City Wyang State MN Zip Code 55099

Phone _____ Cell Phone 651 497 0382 Fax _____

Email address _____

You are advised that the 60-day review period required by Minnesota Statutes Chapter 15.99 does not begin to run until all of the required items have been received by the City of Ham Lake.

SIGNATURE [Signature] DATE Jun 13 22

- FOR STAFF USE ONLY -

ACTION BY: Planning Commission _____
City Council _____

PROPERTY TAXES CURRENT YES NO

Memorandum

Date: June 22, 2022
To: Planning Commissioners
From: Tom Collins, City Engineer
Subject: Bluegrass Estates 3rd Addition Sketch Plan

Introduction:

The proposed 16-lot residential development is located on the 51.6 acre combined area of parcels 01-32-23-14-0004, 01-32-23-41-0006 and 01-32-23-42-0010. The Sketch Plan also includes a future 6-lot residential development within the southeast 21.05 acres. A lot line adjustment will be needed for the future phase. The parcels are already zoned Single Family Residential (R-1). A 400-scale aerial photo, 400-scale half-section map and 600-scale zoning map are attached. The proposed 16-lot development and future phase are within Outlot A of the attached plat of Bluegrass Estates 2nd Addition.

Discussion:

The overall Bluegrass Estates development, including the 2 phases already constructed, received Sketch Plan approval at the April 21, 2003 City Council meeting and Preliminary Plat approval at the February 22, 2005 City Council meeting. The approved Sketch Plan is attached. The Bluegrass Estates 3rd Addition is back to sketch plan phase due to the long period of time that has passed since prior approvals.

The street network within the southerly portion of the 16-lot development ends in a temporary cul-de-sac, that will be extended to the Lexington Avenue NE and Broadway Avenue NE intersection with the future 6-lot residential development. Note that the alignment is different from the Sketch Plan approved at the February 22, 2005 City Council meeting. The updated alignment reflects the attached March 29, 2006 Preliminary Plat alignment for Lexington Oaks. The Lexington Oaks development application was subsequently withdrawn.

10-302 of City Code requires a minimum of 29,500 square feet of septic area (7,500 square feet), building pad (10,000 square feet and yard area (12,000 square feet). The Plan includes a Lot 5 note that a variance is required to accommodate the trail easement. The total "yard area" of 26,222 square feet is less than required 29,500 square feet. There is an additional 5,232 square feet within the 20-foot trail easement that is excluded from the 26,222 square feet, for a total of 31,454 square feet. The 10-302 area requirements would be met if the 20-foot trail easement was not required. 10-302C does allow for areas reserved by easement or otherwise for other public utility purposes, but may not encroach into any other area reserved by dedication or otherwise for road or drainage purposes. Although 10-302C does not specify whether trail easements can be included, it is recommended that a variance to the yard area be approved, per the attached 10-600, due to the required dedication of the 20-foot trail easement.

The attached Figure 32 of the Anoka County Highway Department's 2040 Transportation Plan identifies Lexington Avenue NE (County State Aid Highway 17) as a minor arterial. The minimum CSAH 17 intersection spacing of 1,320 feet is exceeded with the proposed 178th Avenue NE connection and future

connection at Broadway Avenue NE with the 6-lot future phase. Anoka County Highway Department (ACHD) approval is needed of the proposed connections, right-of-way width, trail location or whether a right turn lane and/or bypass lane will be required at the 178th Avenue NE connection. The 2006 combined ACHD review of Bluegrass Estates 2nd Addition and Lexington Oaks is attached for reference.

Per the attached Resolution 05-10, the minimum intersection spacing from arterial Lexington Avenue NE is 300-feet. The proposed Stutz Street NE alignment does not meet this 300-foot requirement. It is recommended that a variance to 300-foot intersection be approved, per the attached 10-600, due to the significant amount of wetland impacts that would result to meet the intersection spacing requirement.

A 6.95 acre park was dedicated with the Bluegrass Estates 2nd Addition, which was more than the maximum amount of land required of 4.22 acres. The Developer voluntarily dedicated more than the City could legally require. A 20-foot wide trail easement is shown, per the attached December 15, 2004 Park and Tree Commission recommendations. The Park and Tree Commission, per the attached June 21, 2006 meeting minutes, also recommended that the Developer obtain approval for wetland impacts and wetland mitigation associated with constructing the trail in the future by the City. The Parkland Dedication Fee in the Development Agreement will be reduced by the value of the 20-foot wide trail easement and the cost for wetland mitigation. Per correspondence with Public Works Superintendent John Witkowski, additional parkland dedication other than the 20-foot trail easement is not recommended.

The majority of the proposed development is within the Anoka County 2015 FEMA Zone A 100-year flood boundary. Letter of Map Amendments (LOMAs) will be required. The adjacent Bluegrass Estates 2nd Addition was also within the FEMA Zone A, but LOMAs were approved for all lots within that designation per the attached 400-scale exhibit.

The southeast portion of the development is located within the jurisdictional boundary of the Coon Creek Watershed District (CCWD), and the remainder within the Sunrise River Watershed Management Organization (SRWMO). A portion of the development within the SRWMO is hydraulically within the CCWD. CCWD approval is required as is compliance with SRWMO Watershed Management Plan and regulatory standards. That portion of the development within the jurisdictional boundary of the CCWD is classified as drainage sensitive land uses, meaning that downstream lands are dependent upon removal of water from the soil profile for their continued use. The CCWD will require that post development 100-year discharge rates do not exceed pre development 25-year rates.

The Natural Heritage Information System data review by the DNR is required to determine whether any state-protected species may be located within the plat boundary. The parcels are not located within any of the 20 major natural resource clusters identified in the Anoka Conservation District's April 2008 Natural Resources Inventory and Assessment (NRIA), per the attached "Map 3". The NRIA is Appendix S of the Storm Water Pollution Prevention Plan.

Recommendation:

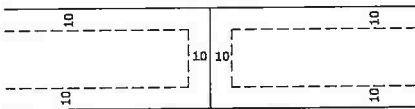
It is recommended that the Bluegrass Estates 3rd Addition Sketch Plan be recommended for approval, including a variance to the yard area for Lot 5 and a variance to the Stutz Street NE intersection spacing from Lexington Avenue NE. The preliminary plat submittal is to include the costs associated with obtaining approval of the wetland mitigation costs associated with constructing the trail in the future.

CONCEPT PLAN

~for~ LINO LAKES LANDSCAPING
~of~ BLUEGRASS ESTATES 3RD ADDITION

TYPICAL EASEMENTS

(NOT TO SCALE)



BEING 10 FEET IN WIDTH ADJOINING RIGHT OF WAY LINES AND 10 FEET IN WIDTH ADJOINING LOT LINES UNLESS OTHERWISE SHOWN.

PROPERTY DESCRIPTION

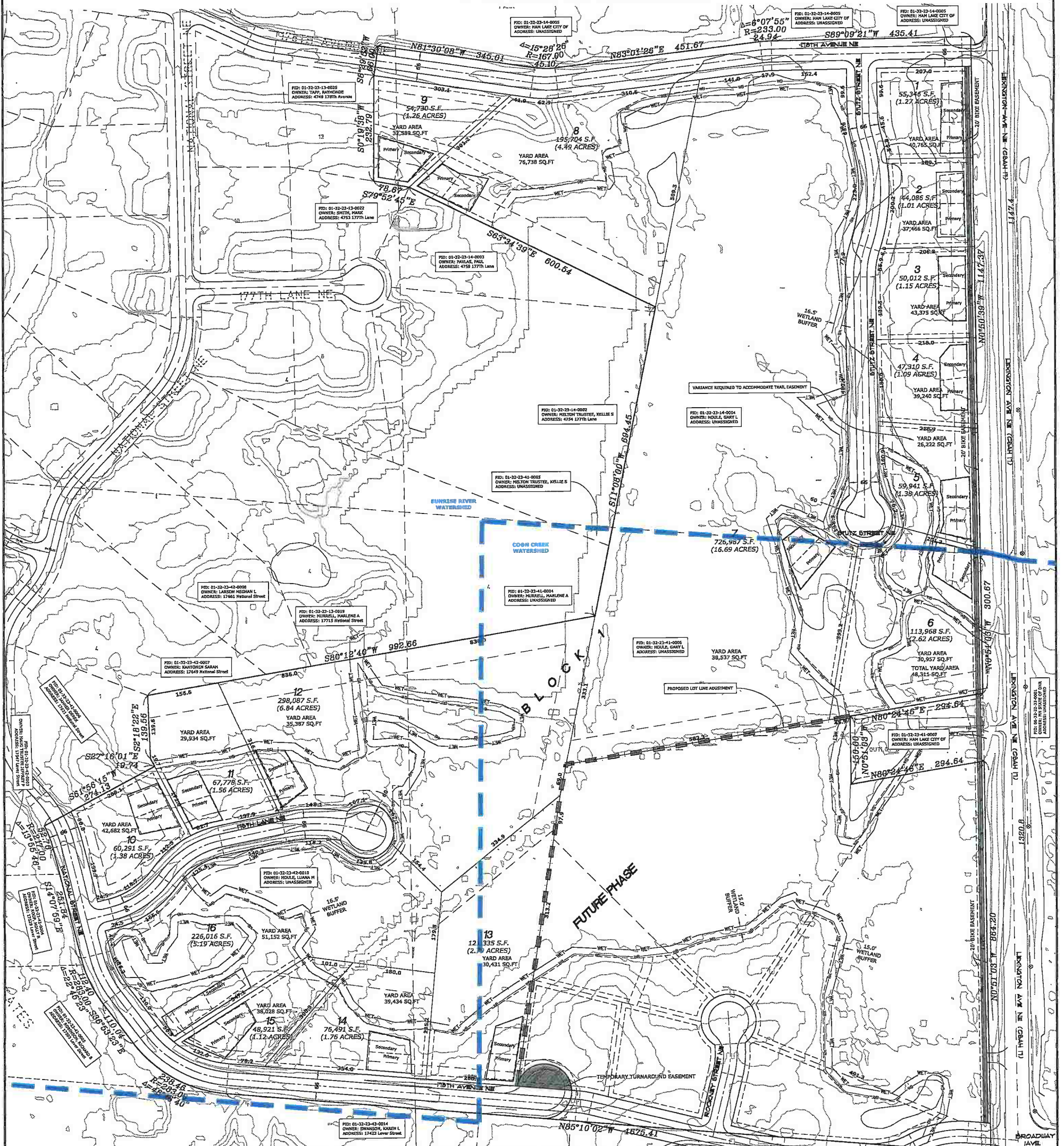
Outlot A, BLUEGRASS ESTATES SECOND ADDITION, Anoka County, Minnesota.

NOTES

- Bearings shown are on Anoka County datum.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
- Total lot areas are calculated to street centerline per ordinance.
- Wetlands delineated by Kjoihaug Environmental Services, Inc.
- Parcel ID #'s: 01-32-23-41-0006, 01-32-23-42-0010, and 01-32-23-14-0004.

DEVELOPMENT DATA

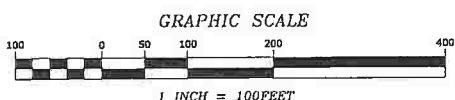
TOTAL SITE AREA = 72.65± ACRES (INCLUDES FUTURE PHASE)
TOTAL SITE AREA = 51.60± ACRES (EXCLUDES FUTURE PHASE)
16 PROPOSED SINGLE FAMILY LOTS
AVERAGE LOT SIZE = 3.23± ACRES
MINIMUM STREET FRONTAGE = 200 FEET
MINIMUM LOT SIZE = 1.00 ACRES (INCLUDING HALF OF STREET ROW)
PROPOSED ZONING = R-1
BUILDING SETBACKS
FRONT = 30 FEET
SIDE = 10 FEET
REAR = 50 FEET
COUNTY ROAD = 50 FEET



LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- DENOTES EXISTING CONTOURS
- DENOTES AREA 1' ABOVE MOTTLES
- DENOTES WETLAND BUFFER (16.5' WIDE IN SUNRISE RIVER WATERSHED, AND 15/25' WIDE IN COON CREEK WATERSHED)
- DENOTES PHASE LINE

E. G. RUD & SONS, INC.
EST. 1877
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200, Fax (651) 361-8701



NORTH

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

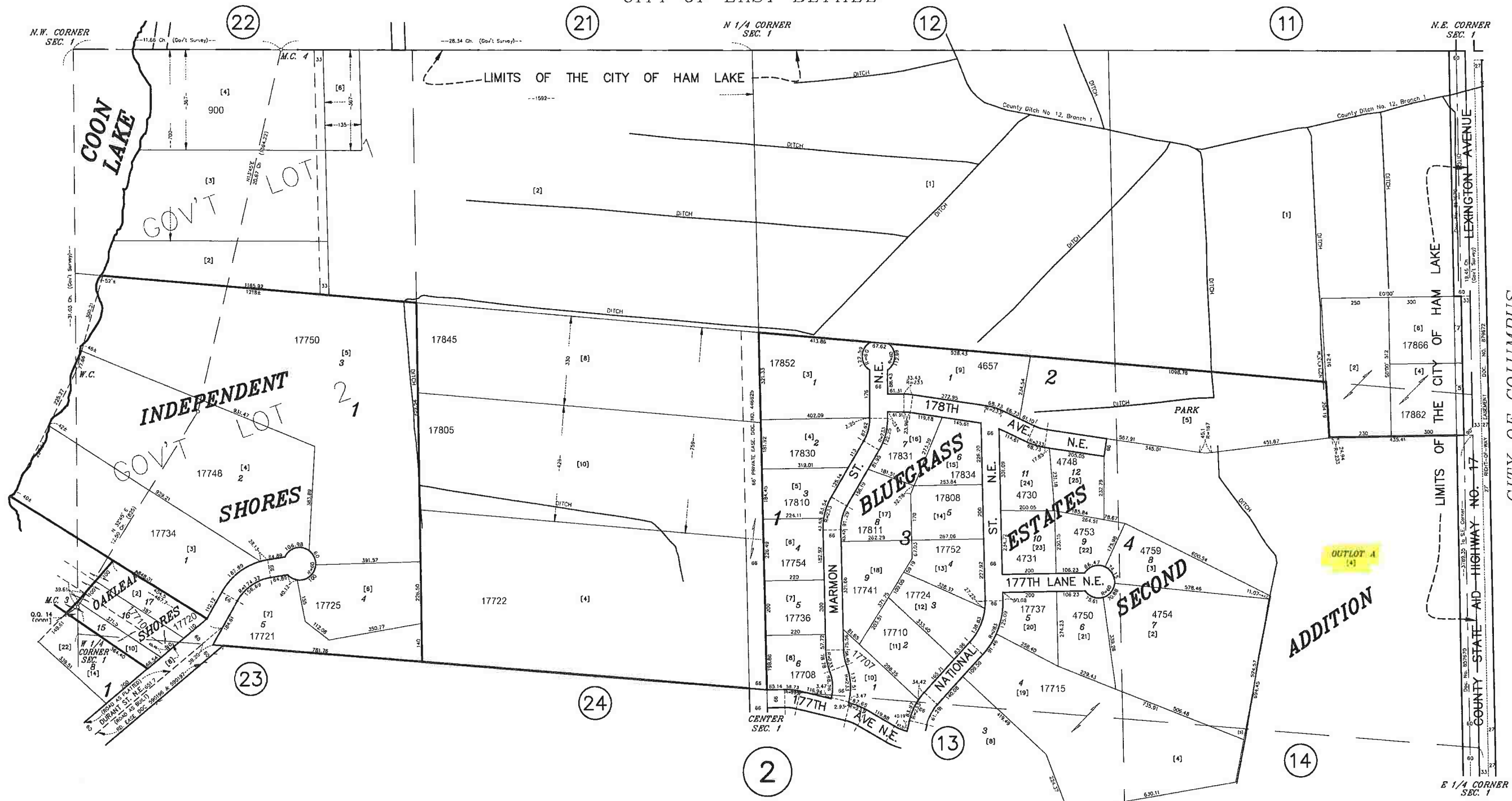
JASON E. RUD
Date: 5/3/2022 License No. 41578

DRAWN BY:	MMD	JOB NO.:	02450PP	DATE:	05/03/22
CHECK BY:	JER	FIELD CREW:	RW / MR		
1					
2					
3					
NO.	DATE	DESCRIPTION	BY		

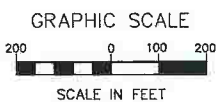
N 1/2 SECTION 1, T. 32, R. 23

CITY OF HAM LAKE

CITY OF EAST BETHEL



1"=400'



ANOKA COUNTY
SURVEYOR'S OFFICE
ROOM 224
2100 3RD AVENUE
ANOKA, MN 55303
(763) 324-3200

QUARTER QUARTER INDEX

22	21	12	11	NORTH HALF OF SECTION
23	24	13	14	
32	31	42	41	SOUTH HALF OF SECTION
33	34	43	44	

PROPERTY IDENTIFICATION NUMBER

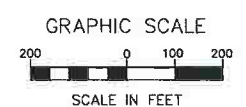
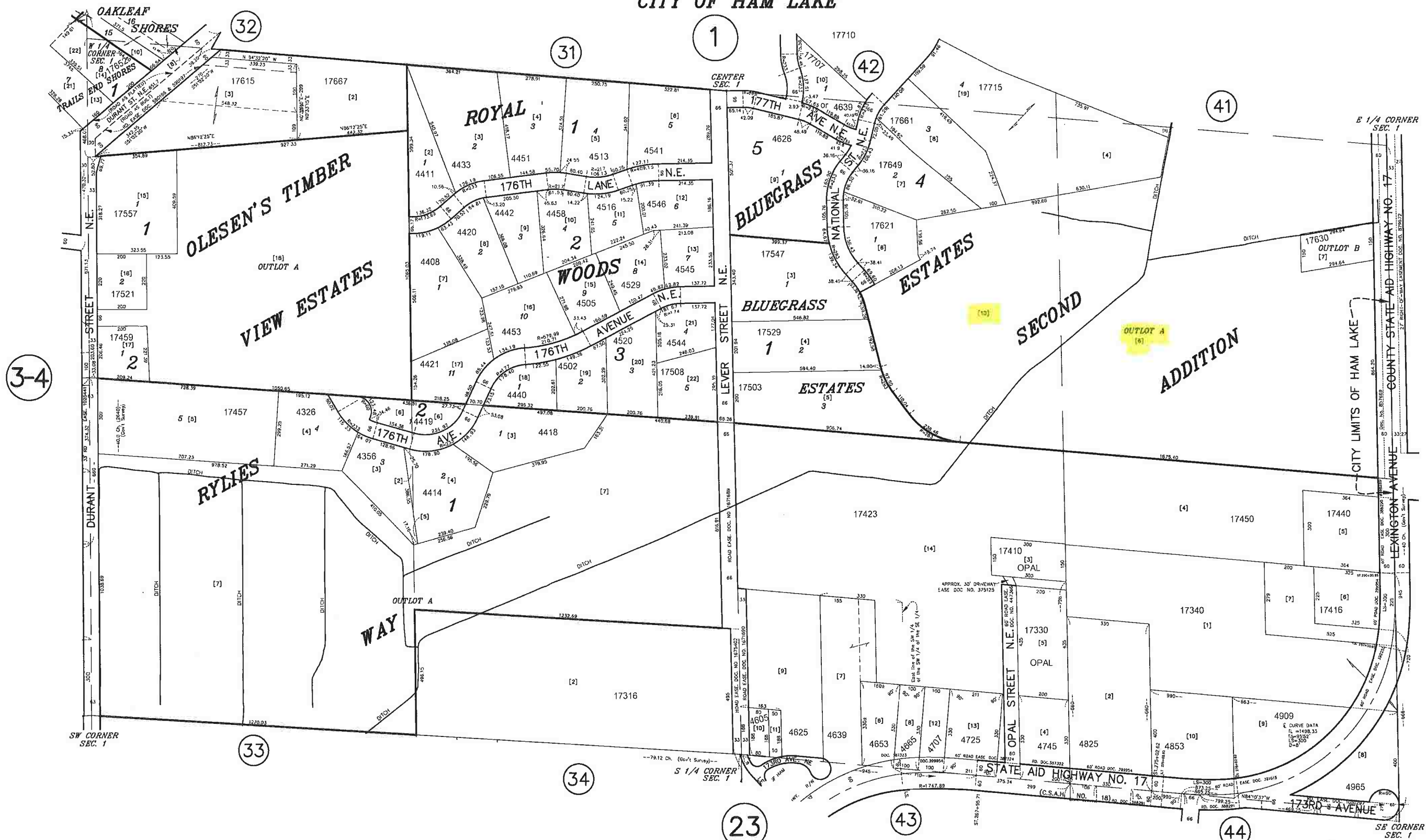
Section Number	Township Number	Range Number	Quarter Number	Specific Parcel
XX	XX	XX	XX	XXXX

SPECIFIC PARCEL NUMBERS ARE IN BRACKETS: [1]
EXAMPLE OF PIN NUMBER: 01-32-23-13-0012

THIS IS A COMPILATION OF RECORDS AS THEY APPEAR IN THE ANOKA COUNTY OFFICES AFFECTING THE AREA SHOWN. THIS DRAWING IS TO BE USED ONLY FOR REFERENCE PURPOSES AND THE COUNTY IS NOT RESPONSIBLE FOR ANY INACCURACIES HEREIN CONTAINED.

S 1/2 SECTION 1, T. 32, R. 23

CITY OF HAM LAKE



ANOKA COUNTY
SURVEYOR'S OFFICE
ROOM 224
2100 3RD AVENUE
ANOKA, MN 55303
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QUARTER QUARTER INDEX

22	21	12	11
23	24	13	14
32	31	42	41
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NORTH HALF OF SECTION

SOUTH HALF OF SECTION

PROPERTY IDENTIFICATION NUMBER

Section Number	Township	Range	Quarter Number	Specific Parcel
XX	XX	XX	XX	XXXX

SPECIFIC PARCEL NUMBERS ARE IN BRACKETS: [1]
EXAMPLE OF PIN NUMBER: 01-32-23-43-0013

THIS IS A COMPILATION OF RECORDS AS THEY APPEAR IN THE ANOKA COUNTY OFFICES AFFECTING THE AREA SHOWN. THIS DRAWING IS TO BE USED ONLY FOR REFERENCE PURPOSES AND THE COUNTY IS NOT RESPONSIBLE FOR ANY INACCURACIES HEREIN CONTAINED.

900

R-A

S-1

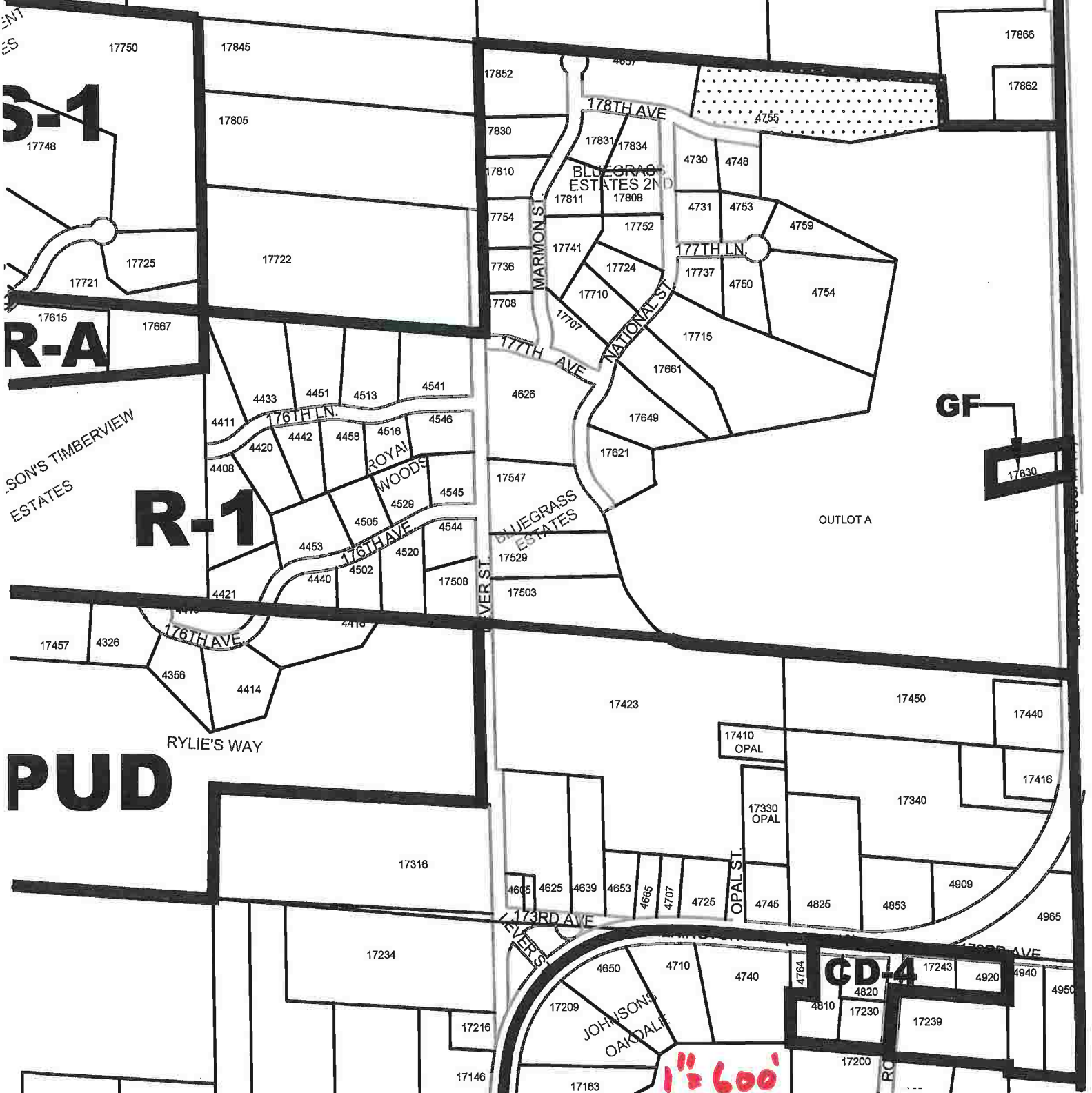
R-A

R-1

PUD

GF

GD-4

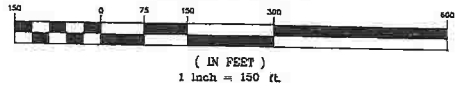


1" = 600'

BLUEGRASS ESTATES

CONCEPT PLAN - Approved 2/22/05

GRAPHIC SCALE



FOR:

GARY HOULE
18400 LEXINGTON AVE.
WYOMING, MN 55032
Tel. (651) 464-6026



DEVELOPMENT STANDARDS:

- PROPOSED AND EXISTING ZONING = R-A
R-A STANDARDS:
- FRONT SETBACK = 30 FEET
 - REAR SETBACK = 50 FEET
 - SIDE SETBACK = 10 FEET
 - MINIMUM LOT WIDTH = 300 FEET
 - MINIMUM LOT WIDTH ON CUL-DE-SAC = 60 FEET @ R/W
 - MINIMUM LOT AREA = 1.0 ACRE
 - MINIMUM BUILDABLE AREA = 10,000 SQ. FT. 4 FT ABOVE MOTTLED (FILL MAY BE USED TO CREATE ELIGIBLE BUILDING AREA)
 - ISTS AREA = 7,500 SQ. FT. 1 FT ABOVE MOTTLED (AREA MUST BE CONTIGUOUS AND CONTAIN UNDISTURBED SOILS)
 - MINIMUM YARD AREA = 29,500 SQ. FT. 1 FT ABOVE 100 YEAR HIGH WATER LEVEL.

LEGEND

- Denotes wetland delineated by Peterson Environmental
- Denotes soil boring
- Denotes tree line
- Denotes 2 foot contour

NO.	DATE	DESCRIPTION	BY
1	10-26-04	LAYOUT REVISIONS	MJD
1	11-23-04	LAYOUT REVISIONS	RLO

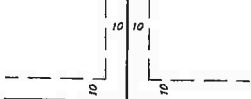
JOB NUMBER 02.450 PP

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.



EASEMENT DETAIL:

Drainage and Utility Easements are shown thus:



Being 10 feet in width and adjoining street and rear lines, unless otherwise indicated, and 10 feet in width and adjoining side lot lines, unless otherwise indicated.

SURVEY NOTES:

1.) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF CURRENT TITLE WORK. EASEMENTS AND ENCUMBRANCES MAY EXIST IN ADDITION TO THOSE SHOWN THEREON. THIS SURVEY IS SUBJECT TO REVISION UPON RECEIPT OF CURRENT TITLE WORK.

DEVELOPMENT STATISTICS:

- TOTAL SITE AREA = 156.79 ACRES (INCLUDING R/W)
- TOTAL OUTLOT AREA = 41.43 ACRES
- TOTAL NUMBER OF PROPOSED LOTS = 57 LOTS
- AVERAGE PROPOSED LOT SIZE = 2.02 ACRES

E. G. RUD & SONS, INC.

Land Surveyors
9180 LEXINGTON AVENUE NE.
CIRCLE PINES, MN. 55014-3625

Tel. (763)786-5556 Fax (763)786-6001



Date: 11-24-04 License No. 41578

PRELIMINARY PLAT OF: LEXINGTON OAKS

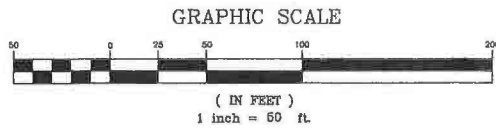
CITY OF HAM LAKE, MINNESOTA

LEGAL DESCRIPTION:

That part of the East Half of the South Half of the Southeast Quarter of Section 1, Township 32, Range 23, Anoka County, Minnesota lying Northerly of the following described line: Commencing at a point on the East line thereof 945 feet North of the Southeast corner of said Section 1; thence Westerly on a line Parallel with the South line of said Section 1 as measured at right angles to the South line of said East Half and there terminating. Except the East 364 feet of the South 300 feet thereof. (As measured along the South and East lines thereof)

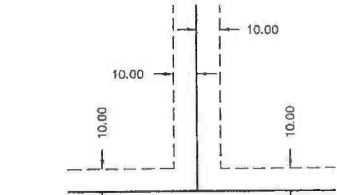
AND

That part of the Southeast Quarter of the Southeast Quarter of Section 1, Township 32, Range 23, Anoka County, Minnesota described as follows: Commencing at the Southeast corner of said Section 1; thence North along the East line of said Section 1, a distance of 402.10 feet to the point of beginning on the North line of the South 400 feet of the Southeast Quarter of the Southeast Quarter of said Section 1 as measured at right angles to the South line of said Southeast Quarter of the Southeast Quarter of the Southeast Quarter, a distance of 279 feet; thence Westerly parallel with the South line of the Southeast Quarter of the Southeast Quarter, a distance of 330 feet; thence South parallel with the West line of the Southeast Quarter of the Southeast Quarter of said Section 1, a distance of 287.88 feet to the North line of the South 400 feet of the Southeast Quarter of the Southeast Quarter as measured at right angles to the South line of said Southeast Quarter of the Southeast Quarter; thence Easterly along said line, a distance of 990.71 feet to the point of beginning.



- LEGEND**
- ▲ DENOTES WETLAND AREA
 - DENOTES DITCH LINE
 - DENOTES WETLAND BOUNDARY LINE
 - DENOTES TREE LINE
 - DENOTES FENCE LINE
 - DENOTES OVERHEAD LINE
 - DENOTES POWER POLE
 - DENOTES EXISTING CONTOUR
 - DENOTES SETBACK LINE
 - DENOTES ISTS BORING
 - DENOTES TELEPHONE BOX
 - DENOTES ELECTRIC BOX
 - DENOTES SOIL BORING
 - DENOTES ISTS AREA
 - DENOTES EXISTING ISTS AREA
 - DENOTES FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 270674 0005 B EFFECTIVE DATE JULY 16, 1980 ZONE A
 - DENOTES DITCH
 - DENOTES PROPOSED WELL

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 10 FEET IN WIDTH AND ADJOINING LOT LINES, AND 10 FEET IN WIDTH AND ADJOINING STREET LINES, UNLESS OTHERWISE INDICATED ON THIS PLAT.

INDEX:

- (SHEET 1 OF 6) PRELIMINARY PLAT
- (SHEET 2 OF 6) PRELIMINARY PLAT
- (SHEET 3 OF 6) EASEMENT EXHIBITS
- (SHEET 4 OF 6) EASEMENT EXHIBITS
- (SHEET 5 OF 6) LIVABILITY PLAN
- (SHEET 6 OF 6) SOIL BORING & LIVABILITY CHARTS

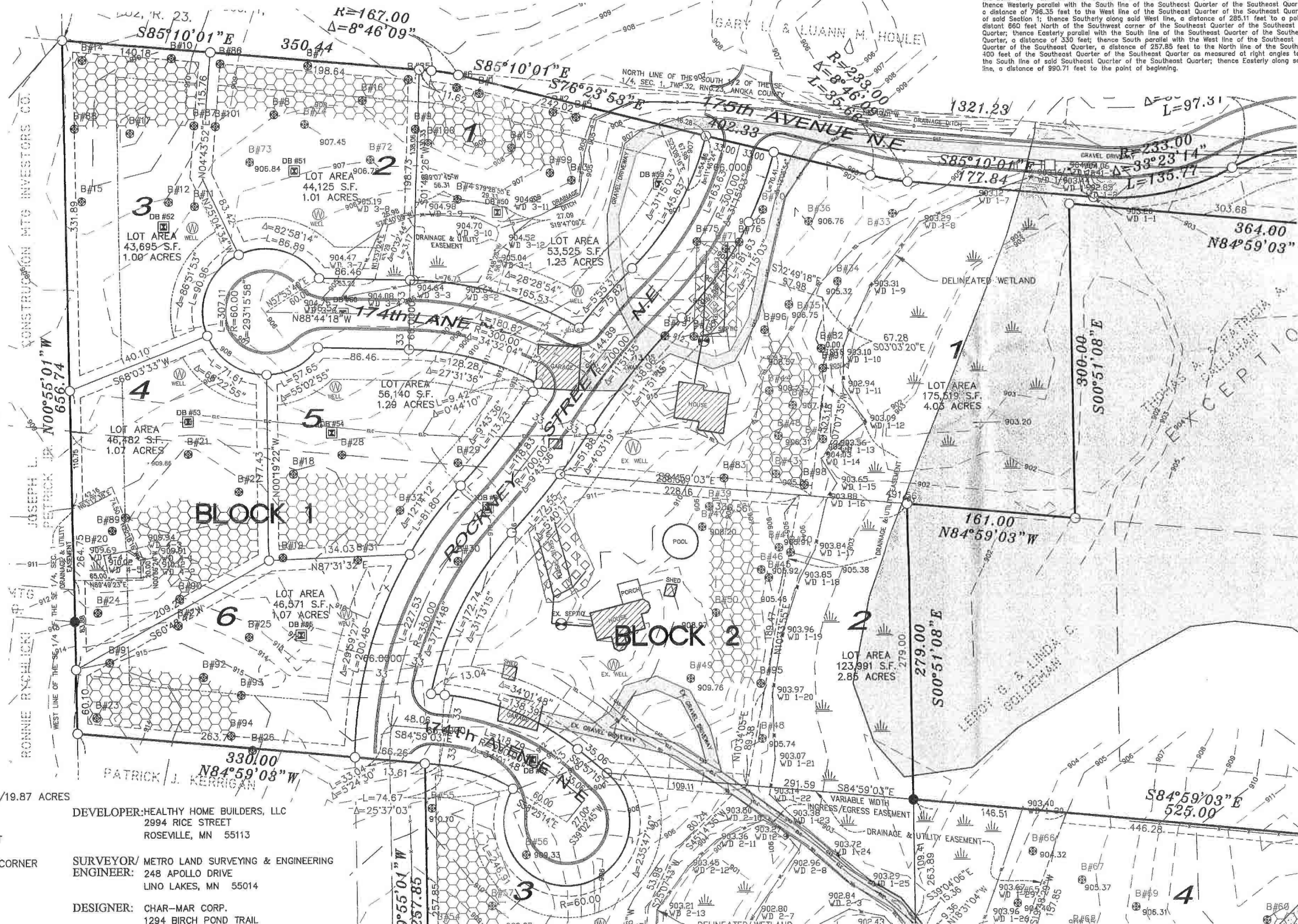


TOTAL AREA: 865,638 S.F./19.87 ACRES
 RESIDENTIAL: 10 LOTS
 ROW: 66 FEET
 SETBACK: 30 FRONT, 10 SIDE, 30 SIDE CORNER, 50 REAR
 MINIMUM LOT SIZE: 1 ACRE
 MINIMUM BUILDABLE: 10,000 S.F.
 PRESENT ZONING: R-1
 PROPOSED ZONING: R-1

DEVELOPER: HEALTHY HOME BUILDERS, LLC
 2994 RICE STREET
 ROSEVILLE, MN 55113

SURVEYOR/ ENGINEER: METRO LAND SURVEYING & ENGINEERING
 248 APOLLO DRIVE
 LINO LAKES, MN 55014

DESIGNER: CHAR-MAR CORP.
 1294 BIRCH POND TRAIL
 WHITE BEAR LAKE, MN 55110



PRELIMINARY PLAT OF:
LEXINGTON OAKS

DEVELOPER:
HEALTHY HOME BUILDERS, LLC
2994 RICE STREET
ROSEVILLE, MINNESOTA 55113



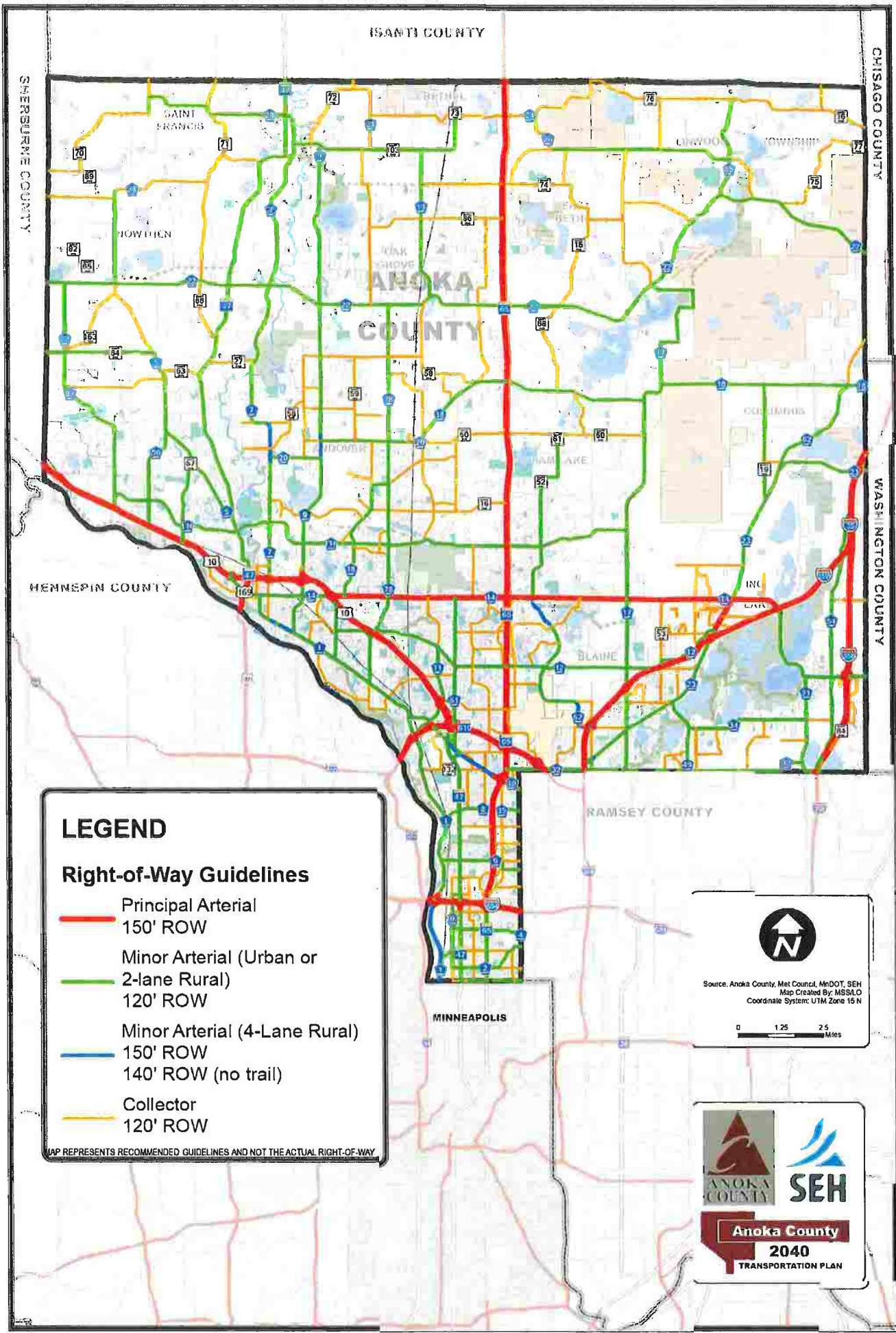
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE STATUTES OF THE STATE OF MINNESOTA.
 THOMAS RAJALY
 LICENSE NO. 24301
 DATE:

REVISIONS	DATE

10-600 Variances

The City Council shall have the power to authorize variances from the requirements of Article 10, and to attach such conditions to the variance as it deems necessary to assure compliance with the purpose of this Code. A variance may be permitted if the following requirements are met:


- a) There is an unusual physical hardship to the land that would prevent the reasonable usage of the land without a variance, and all the conditions of sub-paragraph b), c) and d) below are met.
- b) The variance is in harmony with the general purpose and intent of the Code and is consistent with the Comprehensive Plan.
- c) The plight of the landowner is due to circumstances unique to the property not created by the landowner; and
- d) The variance, if granted, will not alter the essential character of the locality



LEGEND

- Right-of-Way Guidelines**
- Principal Arterial
150' ROW
 - Minor Arterial (Urban or 2-lane Rural)
120' ROW
 - Minor Arterial (4-Lane Rural)
150' ROW
140' ROW (no trail)
 - Collector
120' ROW

MAP REPRESENTS RECOMMENDED GUIDELINES AND NOT THE ACTUAL RIGHT-OF-WAY


 Source: Anoka County, Met Council, MnDOT, SEH
 Map Created By: MSSLO
 Coordinate System: UTM Zone 15 N

0 1.25 2.5
 Miles



Anoka County
2040
TRANSPORTATION PLAN

MINIMUM RIGHT-OF-WAY GUIDELINES

FIGURE 32

COUNTY OF ANOKA

Public Services Division

HIGHWAY DEPARTMENT

1440 BUNKER LAKE BLVD. N.W., ANDOVER, MINNESOTA 55304-4005

(763) 862-4200 FAX (763) 862-4201

May 8, 2006

Tom Collins
RFC Engineering/City of Ham Lake
13635 Johnson Street
Ham Lake, MN 55304

Re: Plat Reviews -
Lexington Oaks and Bluegrass Estates 2nd Addition

Dear Tom,

We have reviewed the plats of Lexington Oaks and Bluegrass 2nd Addition, located west of CSAH 17 (Lexington Ave.) in the vicinity of CSAH 18 (Broadway Ave.). Since these two plats are adjacent to each other and both are to gain access to CSAH 17 via local roadways with interconnectivity, the plat reviews for both developments are being addressed in one letter, and I offer the following comments:

The existing right-of-way west of CSAH 17 appears to be 60 feet from centerline along the boundaries of both plats, which should be adequate for future reconstruction purposes. It is possible that an additional 5-15foot drainage, trail and/or utility easement may be needed beyond the 120ft right of way corridor along CSAH 17, depending on the type of roadway section that CSAH 17 is someday reconstructed to.

It appears that there are sight distance deficiencies for the Intersection Sight Distance Requirements at the proposed street intersections with CSAH 17 (Broadway Avenue NE and 178th Avenue NE), with the obstructions being primarily trees and brush. The City/Developer shall ensure that clearing and/or grading is completed to satisfy the Sight Corner requirements to the fullest extent possible for this development. Additionally, please note that there are deficiencies for the Case IIIB condition at the CSAH 18/Broadway Avenue NE intersection, caused by the horizontal curvature of CSAH 17, which is consequently considered non-correctable. Please note no private signs or plantings will be permitted within the county right of way. Care must be exercised when locating signs, buildings, structures, plantings, berms, etc. outside of the county right of way, so as not to create additional sight distance obstructions for these developments.

As proposed, all lots within the plats would have access via local roadways, and no driveways are proposed to CSAH 17, which is consistent with county policy and is acceptable. The right of access along CSAH 17 is to be dedicated to Anoka County with exceptions for the two new local roadways (Broadway Avenue NE and 178th Avenue NE). Any existing driveways or field entrances along CSAH 17 within the boundaries of this plat shall be removed and the ditch section restored to match existing depth, slope, and grade as a part of this development. Prior to the sale of any parcels, the developer shall complete all work relative to any existing driveway/field entrance removal.

Affirmative Action / Equal Opportunity Employer

The extension of Broadway Avenue NE west of CSAH 17 introduces safety problems to the CSAH 17/CSAH 18 intersection. Currently, this intersection consists of a NB CSAH 17 right turn lane and a SB CSAH 17 bypass lane. These developments will cause changes to the numbers and types of turning maneuvers along CSAH 17. As a result of the developments and particularly the extension of Broadway Avenue NE west of CSAH 17, it is no longer safe to have a SB CSAH 17 bypass lane at CSAH 18. However, given the number of SB CSAH 17 left turning vehicles combined with the high speed (55mph) of CSAH 17, a refuge for left turning vehicles must be provided on CSAH 17 or significant safety issues will be likely. The Lexington Oaks development consists of 10 residential lots and the Bluegrass Estates 2nd Addition consists of 70 residential lots (introduction of approx. 700 new vehicular trips/turning maneuvers). Construction of NB and SB CSAH 17 left and right turn lanes at CSAH 18/Broadway Avenue NE (estimated \$550.00 = Engineering Plan Review Fee), and a NB CSAH 17 bypass lane and SB CSAH 17 right turn lane at 178th Avenue NE (estimated \$850.00 = Engineering Plan Review Fee) will be required to be completed in conjunction with this development. The developers will need to prepare a concept plan for these roadway improvements that fit into the available CSAH 17 right of way corridor, or possibly acquire additional right of way along the east side of CSAH 17. To avoid the acquisition of additional right of way on CSAH 17 outside the boundaries of this plat, the developers may wish to consider an urban section (curb and gutter) vs. a rural section (roadside ditches) to narrow-up the right of way section needed for the turn lane construction on CSAH 17. The costs for design and construction of these roadway improvements shall be the responsibility of the City/Developer. Calculations must be submitted along with a grading and erosion control plan that delineates the drainage areas for this development. The post-developed rate/volume of runoff must not exceed the pre-developed rate/volume of runoff for the 10-year, critical design storm. Contact Andrew Witter, Construction Engineer, for further information and to coordinate the engineering plan review process. Please submit the drainage calculations, grading and erosion control plans, right and left turn lane and bypass lane construction plans, the ACHD Design Requirements Checklist for County Highway Modifications (copy available via our website) and the applicable engineering plan review fee to Mr. Witter for his review and approval.

It should be noted that residential land use adjacent to highways usually results in complaints regarding traffic noise. Traffic noise at this location could exceed Noise Standards established by the US Department of Housing and Urban Development, and the Minnesota Pollution Control Agency. Anoka County Policy regarding new developments adjacent to existing county highways prohibits the expenditure of highway funds for noise mitigation measures. The City and/or the Developer should assess the noise situation and take any action deemed necessary to minimize associated impacts at this site from any traffic noise.

Access permits for the two new local roadways and a permit for work within the county right of way will be required and must be obtained prior to any construction activity within Anoka County Right of Way (access permit fee = \$150.00 each; Permit for Work Within County R/W = \$110.00). License Permit Bonding, methods of construction, work zone traffic control, restoration requirements and follow-up inspections are typical elements of the permitting process. Contact Terri Klein, Permit Technician, for additional information on the permit process. Installation and maintenance of the necessary permanent traffic control devices within the county right of way will be coordinated by this department in conjunction with the permit process.

Tom Collins
May 9, 2006
Page 3

Thank you for the opportunity to comment. Feel free to contact me if you have any questions.

Sincerely,



Jane K. Rose
Traffic Engineering Manger

xc: CSAH 17 + CSAH 18/PLATS/2006
Mike Kelly, Chief Right Of Way Agent
Larry Hoiium, County Surveyor
Tom Hornsby, Traffic Services Supervisor – Signs
Randy Bettinger, Traffic Engineering Coordinator
Terri Klein, Permit Technician
Josie Scott, Traffic Engineering Technician
Andrew Witter, Construction Engineer
Tom Collins, RFC Engineering

RESOLUTION NO. 05-10

WHEREAS, Article 10-430K states that specific design standards for streets and roads shall be established from time to time by Resolution of the City Council, upon recommendation of the City Engineer;

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Ham Lake that the following specific design standards for streets and roads be adopted.

GENERAL REQUIREMENTS

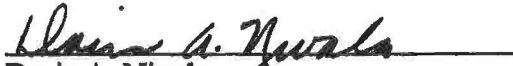
In the case of subdivisions for commercial, industrial and public purposes, no street giving access upon arterial road shall be located closer than three hundred (300) feet from right-of-way line to right-of-way line along the same side of such arterial road, to any other driveway, public or private street in the same or another subdivision.

- A. As a general requirement, a 66-foot minimum right-of-way width service road shall be dedicated to the public parallel with the Minnesota State right-of-way. Such service road to be provided on both sides of the highways and lands adjacent to the highway are subdivided and platted.
- B. The intersection of a Service Road with a street which intersects the Minnesota State Highway, shall observe a minimum distance of 300 feet from the Minnesota State right-of-way.
- C. Where access is restricted to one directional ingress and same directional egress, and competent professional review of traffic patterns indicates that no traffic hazard will be present, a right-in/right-out ingress/egress point may be permitted at a distance closer than 300 feet from the right-of-way of a public street, in the sound discretion of the City Council, and upon review of the Planning Commission, City Engineer, and such other professionals as the City may choose to engage.

Adopted by a unanimous vote of the Ham Lake City Council this 7th day of March, 2005.



Gary W. Kirkeide, Mayor



Doris A. Nivala
Administrator

PARK BUSINESS (continued)

Lenes Development, Inc. – Sketch Plan for a Planned Unit Development in Section 36

Cindy Rogers, Project Manager for Lenes Development, Inc., requested clarification of the park dedication requirements approved by the Commission on November 17, 2004 and asked if the walking path is included in the dedication requirements.

Chair Aanerud explained the Park and Tree Commission previously recommended accepting six acres of land on the northeast corner of the lake with a 25 foot easement around the lake for a walking path. He stated the ordinance currently provides for the taking of 10% for park land or cash equivalent; if the proposed parkland does not amount to 10%, the City would accept monies in lieu of parkland for the remainder.

Chair Aanerud stated if Lenes Development is willing to put the walking path in at the same time as construction of the roads, the City would not incur the expense of the walking path construction and the City would offset the monies owed by the developer for the parkland dedication.

Ms. Rogers presented a revised sketch plan which moves the approximate 5.4 acre park to the south end of the pond and requested approval of the revised sketch plan.

Motion by Commissioner Gallina, seconded by Commissioner Beadell, to recommend to the Council to accept 9.3 acres of land dedicated for a neighborhood park and path easement around pond as presented in the revised sketch plan, and the remainder in monies in lieu of parkland, for the Lenes Development in Section 36. All in favor, motion carried.

* **Gary Houle (not present) – Bluegrass Estates -Additional Easement for Bike Path Adjacent to Lexington**

Public Works Superintendent stated this item is on the agenda because the City Council indicated it would like to see the trail placed along Lexington Avenue. He added this would require obtaining an easement from the County for a bike path.

Motion by Chair Aanerud, seconded by Commissioner Rubin, to recommend to the Council to accept approximately six acres of land dedicated for a neighborhood park to border on the north central boundary of the proposed development with a 20 foot easement along Lexington Avenue for a bike path, and the remainder in monies in lieu of parkland, for the development in Section 1 by Gary Houle. All in favor, motion carried.

PUBLIC WORKS SUPERINTENDENT

Public Works Superintendent Reiner distributed a thank you note received from residents for the recent work completed at Grandpa Scott's Park.

Public Works Superintendent Reiner stated the paths at Hiawatha Beach have been marked; however, some of the paths were marked by mistake. He stated the surveyors also missed one path near the middle and they will go out and re-mark it in the near future.

Hockey Rink Update

Superintendent Reiner is in the progress getting quotes for the hockey rink. Superintendent Reiner plans to present his findings to the Commission at the July 19th Park and Tree Commission meeting.

* Blue Grass Estates 2nd Addition

The Commission reviewed the information on Blue Grass Estates 2nd Addition. The Commission agrees with the recommendation from the City Engineer. **Motion by Saba, seconded by Rubin, to recommend to the City Council to concur with the recommendation from the City Engineer that the Developer obtains approval for the wetland impacts and wetland mitigation associated with this bike trail construction, with the wetland mitigation and trail footprint construction costs being negotiated with the developer. All present in favor, motion carried.**

Petal Pusher Signs

Commissioner Saba thinks the Petal Pusher Garden Club should be recognized for their efforts with some signage at the flowerbeds they plant and maintain. **Motion by Saba, seconded by Stauffacher, to recommend to the City Council to approve purchasing three signs to be placed in the parks to show recognition to the Petal Pusher Garden Club for planting and maintaining the flowerbeds in the various parks, with the signs reading "Flowerbeds tended by the Petal Pusher Garden Club" and not exceed \$75.00 a sign. All present in favor, motion carried.**

Tree Ordinance

Vice Chair Beadell handed out meeting notes to the Commissioners from her meeting with City Staff on June 13, 2006. The Commission discussed aspects of the ordinance such as educating the developers, builders and residents on trees, inserting information in the Ham Laker on a monthly basis, requiring two trees to be planted in the front yard with at least a caliper of two inches and four feet tall or an evergreen tree at least four feet in height, and discussing guidelines for commercial landscaping. **It was the consensus of the Park and Tree Commission to have Vice Chair Beadell move forward with the Tree Ordinance by making any necessary additions and/or corrections to the ordinance and have a preliminary edition of the ordinance ready for the July 19th Park and Tree meeting.**

5 Year Plan

Motion by Saba, seconded by Beadell, to recommend to the City Council the Five-Year Park and Tree Commission Capital Expenditures plan. All present in favor, motion carried.

than Andover before she makes a decision. Mayor Kirkeide stated that the City may need to create new classifications. Councilmember Erikson stated that this issue was discussed when she was on the Planning Commission regarding the possibility of setting up categories for CUPs depending on their usage. Councilmember Erikson stated that she feels it is nice to be able to inspect some businesses yearly, but she stated that there are some businesses that it is clear there are no inspections needed because they are always in compliance. Councilmember Erikson stated that she would support a reclassification system. City Attorney Dorn suggested that perhaps we have not had a lot of problems with CUPs is because we have annual inspections. **There was a consensus of the Council to send this issue back to the Planning Commission for discussion regarding possible reclassification in the CUPs.**

5.6 Appointment of a Planning Commissioner to the Excavation Ordinance task force
Motion by Larson, seconded by Erikson, to concur with the Planning Commission recommendation and appoint Commissioner Abel to the Excavation Ordinance task force. All in favor, motion carried.

6.0 **PARK AND TREE COMMISSION RECOMMENDATIONS**

* 6.1 Recommendation to accept bid from developers of Blue Grass Estates
Motion by Meunier, seconded by Theodorski, to concur with the Park and Tree Commission recommendation and accept Alternate A of the developers bid of \$25,857.30 in Blue Grass Estates 2nd Addition and to reject having a boardwalk on the lower part of the trail with this amount being offset by any parkland fees due. All in favor, motion carried.

6.2 Recommendation to approve Cub Scout Pack 509 adopting Enchanted Estates Park
Motion by Meunier, seconded by Theodorski, to concur with the Park and Tree Commission recommendation and agree to Cub Scout Pack 509 adopting Enchanted Estates Park as part of the Adopt-A-Park program. All in favor, motion carried.

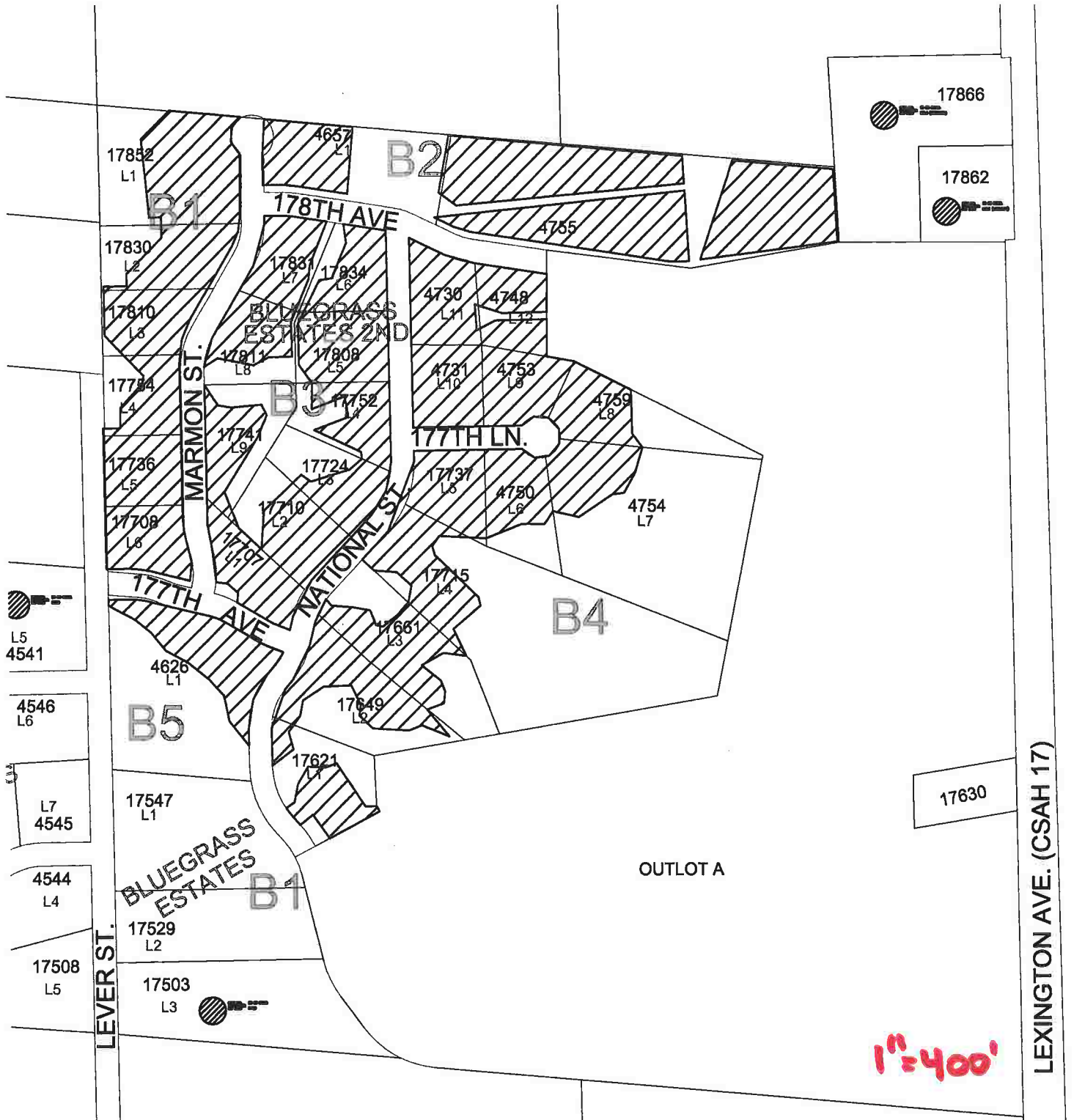
7.0 **ECONOMIC DEVELOPMENT AUTHORITY - None**

8.0 **APPEARANCES - None**

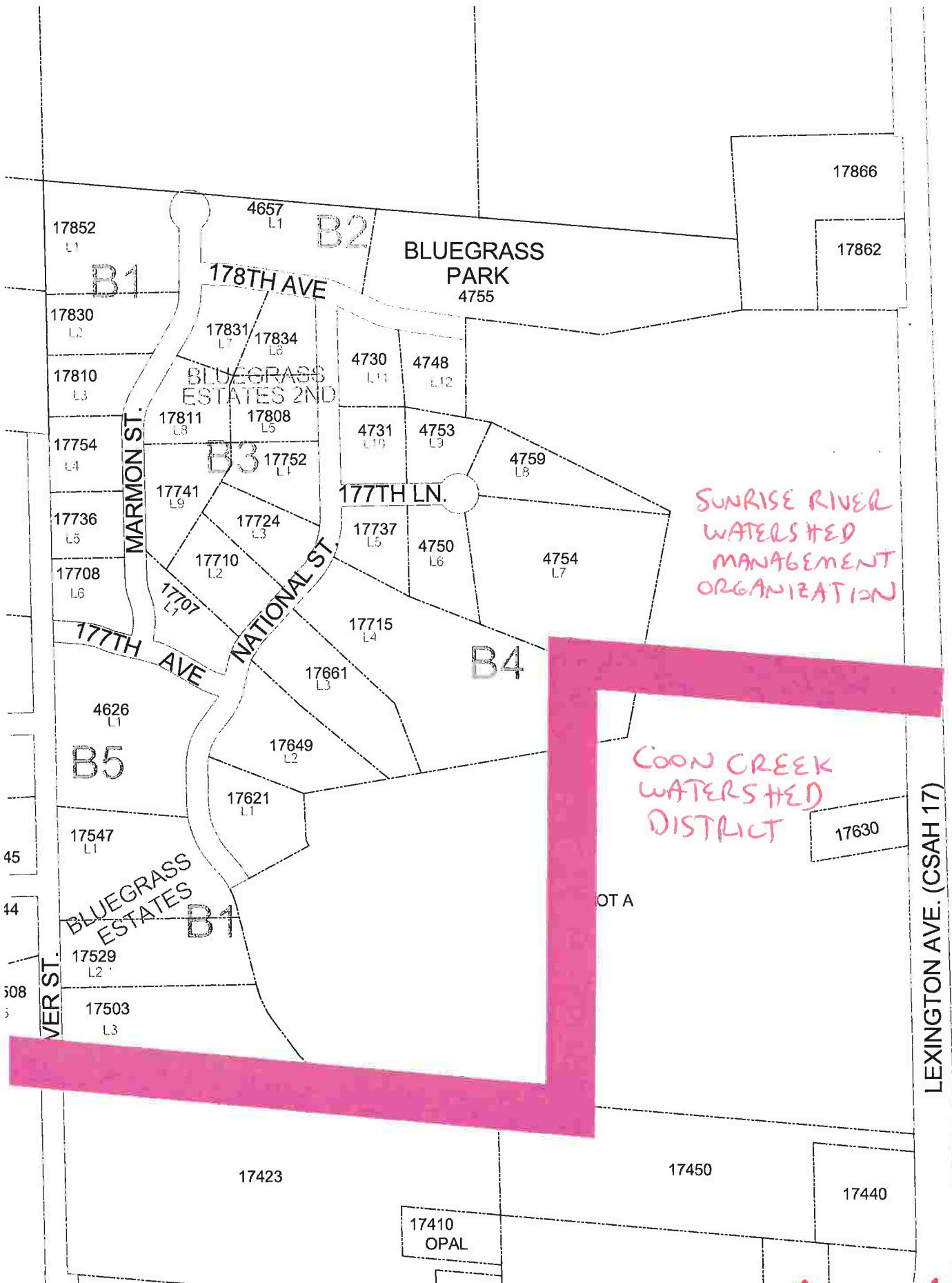
9.0 **CITY ATTORNEY**

9.1 Consideration of Resolution No. 06-70, Findings of Fact for the denial of the request for John Fredrickson and Faith (Kaiser) Fredrickson

City Attorney Dorn stated that he received a call from the applicant's attorney and they were under the mistaken impression that the City was going to force them to combine these lots. City Attorney Dorn explained that the City would tolerate this nonconforming use, but would not exacerbate the problem by allowing an expansion of its usage. **Motion by Theodorski, seconded by Larson, to adopt Resolution No. 06-70, Findings of Fact for the denial of the request for John Fredrickson and Faith (Kaiser) Fredrickson. All in favor, motion carried.**



FEMA Letter of map Amendments Approved



SUNRISE RIVER
WATERSHED
MANAGEMENT
ORGANIZATION

COON CREEK
WATERSHED
DISTRICT

1" = 400'

LEXINGTON AVE. (CSAH 17)

508
44
45

VER ST.

BLUEGRASS
ESTATES
B1

B1

B2

B3

B4

B5

BLUEGRASS
PARK
4755

BLUEGRASS
ESTATES 2ND

OT A

17410
OPAL

17852
L1

4657
L1

17866

17862

17830
L2

17831
L7

17834
L6

4730
L11

4748
L12

17810
L3

17811
L8

17808
L5

4731
L10

4753
L9

4759
L8

17754
L4

17741
L9

17724
L3

17737
L5

4750
L6

4754
L7

17736
L5

17710
L2

17715
L4

17708
L6

17707
L7

17661
L3

177TH AVE

4626
L1

17649
L2

17621
L1

17547
L1

17630

17529
L2

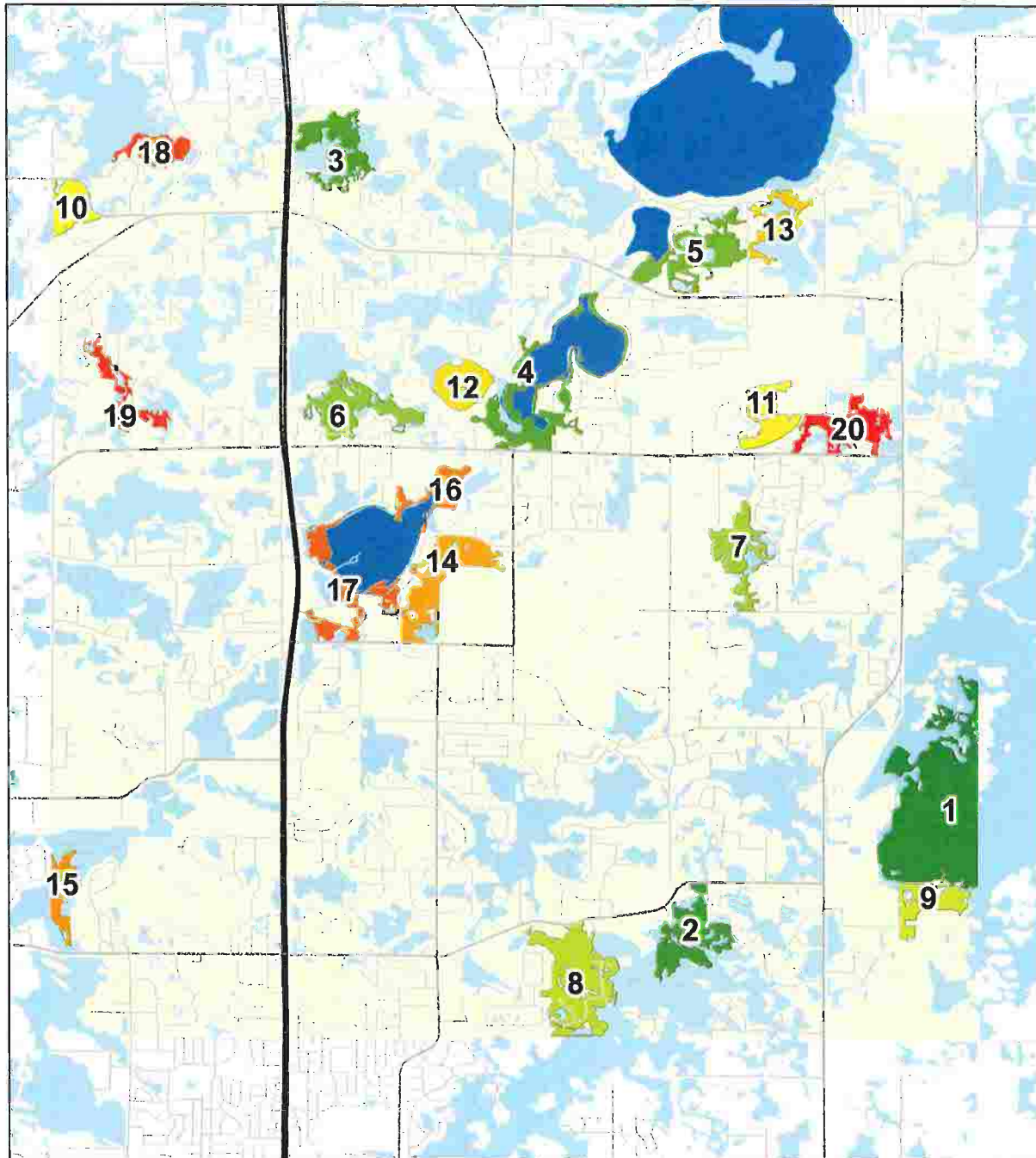
17503
L3

17423

17450

17440

Major Natural Resource Concentrations City of Ham Lake



Natural Resource Clusters

(Top 20 Natural Resource Clusters, by Undeveloped Acreage)

- Largest Undeveloped Acreage
-
-
- Smallest Undeveloped Acreage

Lakes

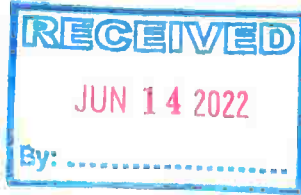


Wetlands



Roads

- Interstate Highways
- U.S. Highways
- State Highways
- County Roads/CSAHs
- Municipal Streets
- Misc. Other



CITY OF HAM LAKE

15544 Central Avenue NE

Ham Lake, MN 55304

Phone (763) 434-9555 Fax (763) 235-1697

PLANNING REQUEST

Date of Application 6-14-22

Date of Receipt 6-14-22

Receipt # 93049

Meeting Appearance Dates:

Planning Commission 6-21-22

City Council _____

Please check request(s):

- Metes & Bounds Conveyance
- Sketch Plan
- Preliminary Plat Approval*
- Final Plat Approval
- Rezoning*
- Multiple Dog License*

- Commercial Building Site
- Certificate of Occupancy
- Home Occupation Permit
- Conditional Use Permit (New)*
- Conditional Use Permit (Renewal)
- Other

**NOTE: Advisory Signage is required for land use alterations and future road connections. This application also requires a Public Hearing. Such fees shall be deducted from deposit.*

Development/Business Name: SCHWARTZ ESTATES

Address/Location of property: 4012 155TH AVENUE NE

Legal Description of property: EAST 600 FT OF NORTH 726 FEET OF WEST 2052.14 FEET

PIN # 23-32-23-14-0003 OF 5/2 OF NE 1/4, SEC. 23, T.32, R.23 Current Zoning R-A Proposed Zoning R-1

Notes: 3lot minor plat

Applicant's Name: LARRY SCHWARTZ

Business Name: N/A

Address 1543 105TH LANE NW

City COON RAPIDS State MN Zip Code 55433

Phone _____ Cell Phone 612-386-6180 Fax _____

Email address LESchwartz@Victorinc.com

You are advised that the 60-day review period required by Minnesota Statutes Chapter 15.99 does not begin to run until all of the required items have been received by the City of Ham Lake.

SIGNATURE [Signature] DATE 14-JUN-2022

- FOR STAFF USE ONLY -

ACTION BY: Planning Commission _____
City Council _____

PROPERTY TAXES CURRENT YES NO

Memorandum

Date: June 21, 2022
To: Planning Commissioners
From: Tom Collins, City Engineer
Subject: Schwartz Estates Sketch Plan

Introduction:

The Sketch Plan proposed to subdivide the 10-acre 4012 155th Avenue / 23-32-23-22-0001 parcel (<https://gis.anokacountymn.gov/propertysearch/?find=23-32-23-14-0003>) into three lots. The parcel is zoned Rural Single Family Residential (R-A) and the proposed zoning is Single Family Residential (R-1). A 600-scale zoning map and 100 scale aerial photo are attached.

Discussion:

The proposed subdivision falls under the Minor Plat portion of City Code Section 10-101. Consideration of approving both the preliminary and final plat will be before the Planning Commission at the same meeting, following the public hearing. Easement dedication will be required around the perimeter of each proposed parcel, along with easement dedication over County Ditch 44. The easement dedicated over County Ditch 44 will contain the wetlands in the southeast portion of the parcel. Per correspondence with Public Works Superintendent John Witkowski, it is recommended that parkland dedication fees be collected rather than the dedication of parkland or trail easement.

The existing house and accessory buildings are proposed to be removed. A demolition permit will need to be approved by the Building Official. Because the existing house is being demolished, and the existing septic system is not proposed to be utilized, a compliance inspection is not required of the existing septic system.

The Sketch Plan shows the location and surface elevation of four septic soil borings and one building pad boring for each lot. The soil boring logs need to be submitted for review of compliance with septic separation from mottling and low floor determinations. Per 10-204.B.iii of City Code, the building pad boring shall come from the approximate center of the Eligible Building Area. The building pads for Lot 1 and Lot 3 will need to be moved, else additional soil boring logs will be required.

Coon Creek Watershed District (CCWD) approval is needed for the Minor Subdivision, although the CCWD has confirmed that the process of platting 3 lots on this property does not trigger their stormwater requirements. The wetland boundary is larger than shown on the Sketch Plan, per the attached Board of Water and Soil Resources Notice of Decision. The preliminary/final plat submittals will need to include the approved wetland boundary. The CCWD will determine the need for a DNR Natural Heritage Information System data review determining whether any state-protected species may be located within the Minor Subdivision boundary, based on CCWD data.

The Sketch Plan shows the required 10-foot drainage and utility easements adjacent to all proposed lot lines. The preliminary/final plat submittals will need to show a drainage and utility easement, up to 50-feet in width, over that portion of County Ditch #44 within the parcel boundary and an easement containing the wetland boundary. The southerly third of the parcel is designated as FEMA Zone A, which represents an approximation of the 100-year flood elevation. The preliminary/final plat submittals will need to show the Zone A boundary to verify that no portion of the building pads are within the Zone A designation. The existing fence within the 155th Avenue right-of-way will need to be shown as removed on the preliminary/final plat submittal.

Recommendations:

It is recommended that the Schwartz Estates Sketch Plan be recommended for approval.

SKETCH PLAN

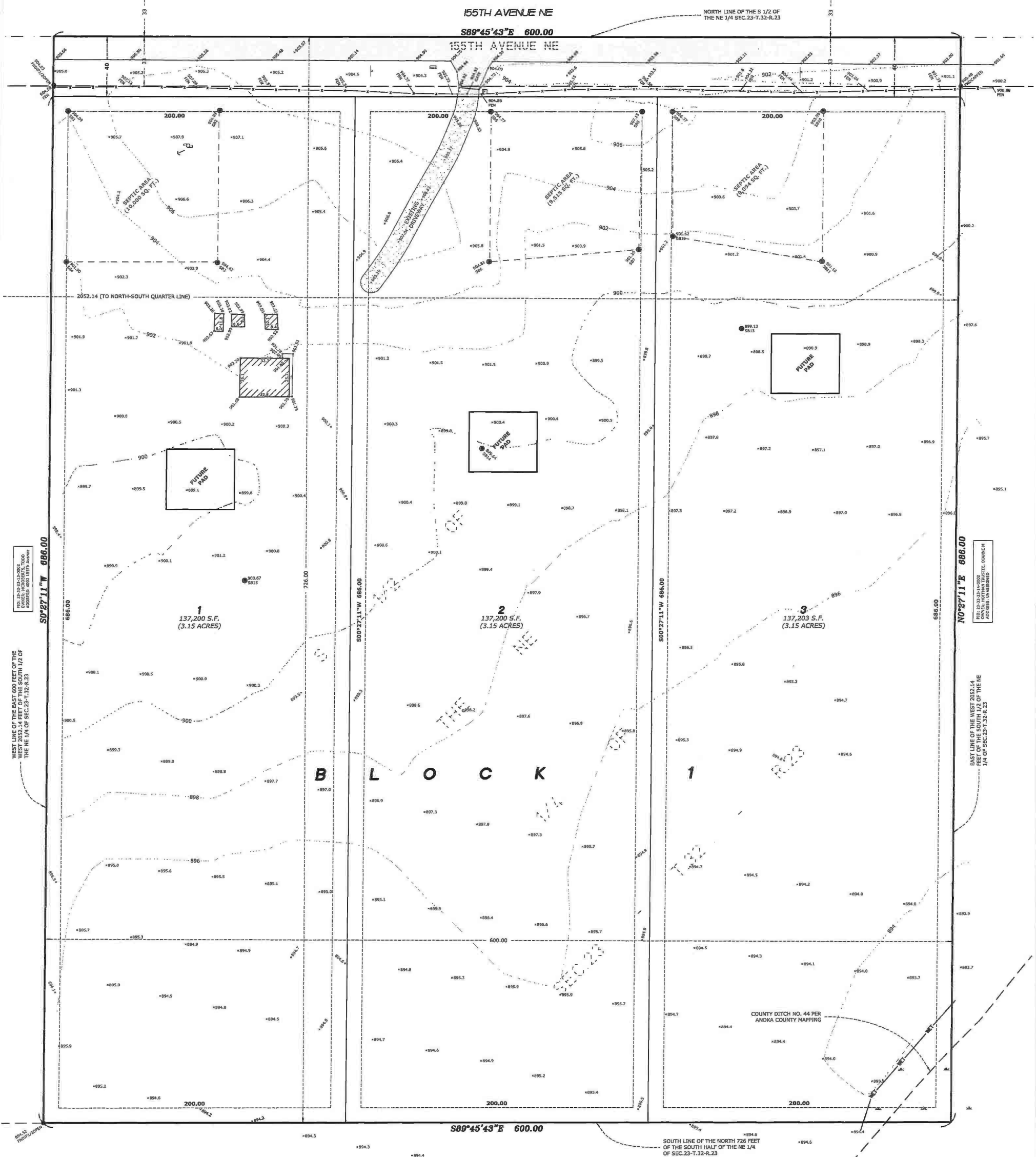
~for~ LARRY SCHWARTZ
 ~of~ SCHWARTZ ESTATES
 4012 155th Ave NE
 Ham Lake, MN

PID: 23-32-23-11-0007
 OWNER: POSEJA, ERISA
 ADDRESS: 4093 155th Avenue

PID: 23-32-23-11-0006
 OWNER: KUCERA, KURT
 ADDRESS: 15512 155th Street

PID: 23-32-23-11-0014
 OWNER: DASSOW, ISH
 ADDRESS: 4100 155th Lane

PID: 23-32-23-11-0013
 OWNER: WITTE, JAMES W
 ADDRESS: 4114 155th Lane



EXISTING LEGAL DESCRIPTION

(PER ANOKA COUNTY TAX DESCRIPTION)

The East 600 feet of the North 726 feet of the West 2052.14 feet of the South Half of the Northeast Quarter of Section 23, Township 32, Range 23, Anoka County, Minnesota.

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 06/06/22.
- Bearings shown are on Anoka County datum.
- Parcel ID Number: 23-32-23-14-0003.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
- Wetland delineation completed by Jacobson Environmental.

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- x DENOTES EXISTING SPOT ELEVATION
- DENOTES FIBER OPTIC BOX
- DENOTES GUY WIRE
- DENOTES MAILBOX
- DENOTES POWER POLE
- DENOTES SIGN
- DENOTES SOIL BORING (BY MARK TRADEWELL)
- DENOTES FENCE
- DENOTES EXISTING CONTOURS
- DENOTES BITUMINOUS SURFACE
- DENOTES CONCRETE SURFACE
- DENOTES GRAVEL SURFACE
- DENOTES ADJACENT PARCEL OWNER INFORMATION (PER ANOKA COUNTY TAX INFORMATION)

BENCHMARK

ANOKA COUNTY BENCHMARK NO. 2005
 ELEVATION = 905.730 (NAVD88)

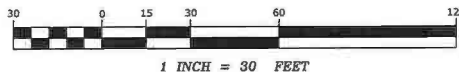
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

JASON E. RUD
 Date: 6/13/2022 License No. 41578

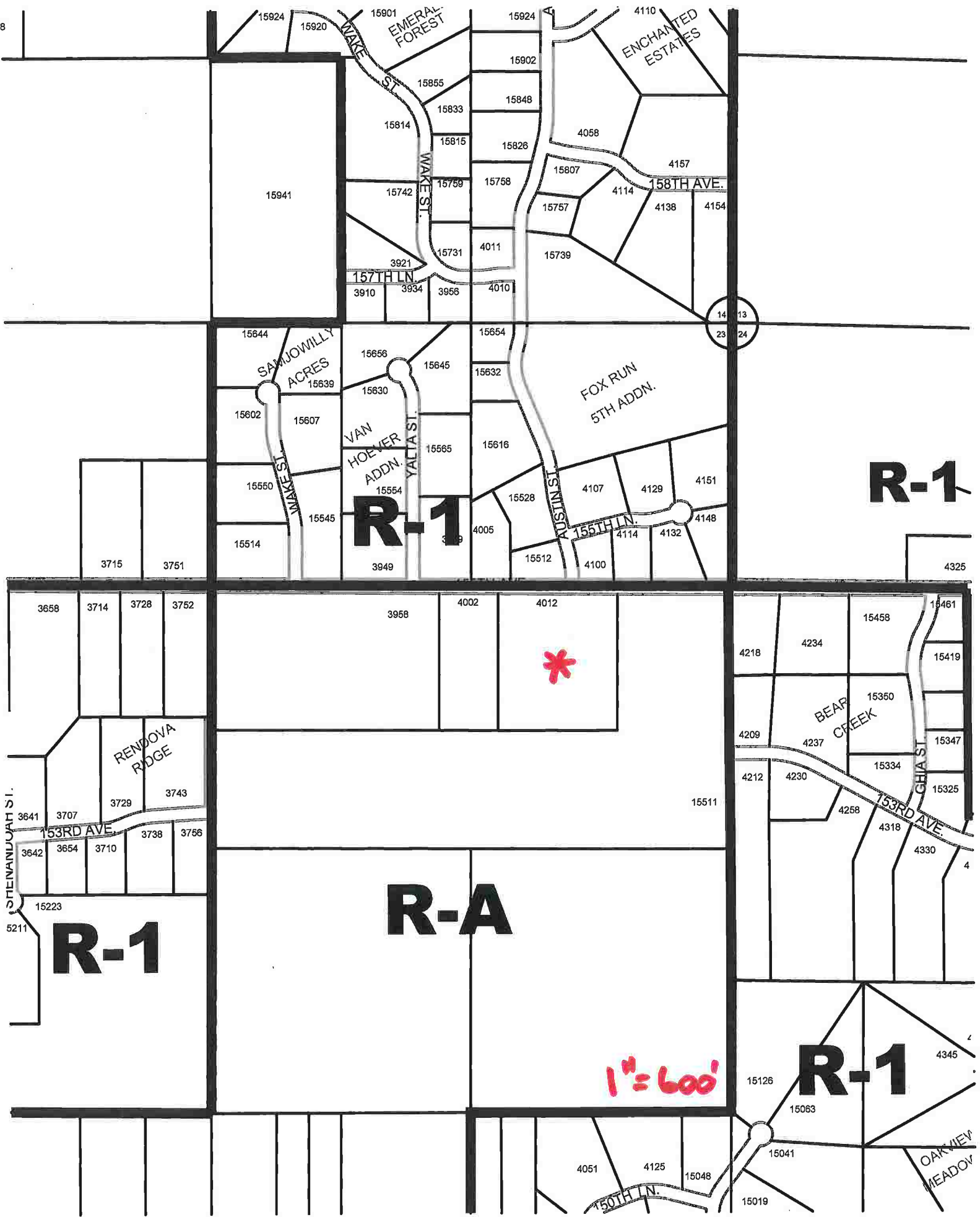
E. G. RUD & SONS, INC.
 EST. 1977
 Professional Land Surveyors
 6776 Lake Drive NE, Suite 110
 Lino Lakes, MN 55014
 Tel. (651) 361-8200 Fax (651) 361-8701

NORTH

GRAPHIC SCALE



NO.	DATE	DESCRIPTION	BY
1	6-13-22	ADD SOIL BORINGS	CMB
2			
3			



R-1

R-1

R-A

R-1

R-1

1" = 600'



STENANDUAM ST.

RENDOVA RIDGE

SAMJOWILLY ACRES

VAN HOOVER ADDN.

FOX RUN 5TH ADDN.

BEAR CREEK

OAK VIEW MEADOW

EMERALD FOREST

ENCHANTED ESTATES

WAKE ST

WAKE ST

YALTA ST

YALTA ST

153RD AVE

158TH AVE

155TH LN

150TH LN

153RD AVE

15512
L5

4100
L7

L6

TH AVE.

4012

1" = 100'



Minnesota Wetland Conservation Act Notice of Decision

Local Government Unit: Coon Creek Watershed District (CCWD)	County: Anoka
Applicant Name: Lawrence Schwartz	
Applicant Representative: Jacobson Environmental – Wayne Jacobson	
Project Name: 4012 155th Ave NE LGU Project No. (if any): W22-010	
Date Complete Application Received by LGU: 5/5/2022	
Date of LGU Decision: 6/16/2022	
Date this Notice was Sent: 6/16/2022	

WCA Decision Type - check all that apply

<input checked="" type="checkbox"/> Wetland Boundary/Type	<input type="checkbox"/> Sequencing	<input type="checkbox"/> Replacement Plan	<input type="checkbox"/> Bank Plan (not credit purchase)
<input type="checkbox"/> No-Loss (8420.0415)	<input type="checkbox"/> Exemption (8420.0420)		
Part: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G <input type="checkbox"/> H		Subpart: <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 <input type="checkbox"/> 6 <input type="checkbox"/> 7 <input type="checkbox"/> 8 <input type="checkbox"/> 9	

Replacement Plan Impacts (replacement plan decisions only)

Total WCA Wetland Impact Area:
Wetland Replacement Type: <input type="checkbox"/> Project Specific Credits: <input type="checkbox"/> Bank Credits:
Bank Account Number(s):

Technical Evaluation Panel Findings and Recommendations (attach if any)

<input checked="" type="checkbox"/> Approve <input type="checkbox"/> Approve w/Conditions <input type="checkbox"/> Deny <input type="checkbox"/> No TEP Recommendation
--

LGU Decision

<input type="checkbox"/> Approved with Conditions (specify below) ¹ List Conditions:	<input checked="" type="checkbox"/> Approved ¹	<input type="checkbox"/> Denied
Decision-Maker for this Application: <input checked="" type="checkbox"/> Staff <input type="checkbox"/> Governing Board/Council <input type="checkbox"/> Other:		
Decision is valid for: <input checked="" type="checkbox"/> 5 years (default) <input type="checkbox"/> Other (specify):		

¹ *Wetland Replacement Plan approval is not valid until BWSR confirms the withdrawal of any required wetland bank credits. For project-specific replacement a financial assurance per MN Rule 8420.0522, Subp. 9 and evidence that all required forms have been recorded on the title of the property on which the replacement wetland is located must be provided to the LGU for the approval to be valid.*

LGU Findings – Attach document(s) and/or insert narrative providing the basis for the LGU decision¹.

<input checked="" type="checkbox"/> Attachment(s) (specify): Site Location, Delineation Map
<input checked="" type="checkbox"/> Summary: The site is located in Section 23, Township 32 North, Range 23 West, City of Ham Lake, Anoka County. The site is located at 4012 155 th Ave NE, and is approximately 9.48 acres. A field investigation was performed on April 13, 2022. It was determined that one wetland was present on the site:
Wetland 1: Type 1– 3.43 acres
The TEP reviewed the wetland delineation on May 20, 2022. Because the site is an active sod field, the TEP determined that insufficient information had been provided to support the wetland line. In lieu of hydrologic

monitoring to establish the extent of wetland hydrology, the TEP suggested providing a conservative delineation based on the 896' elevation contour. The applicant provided a revised wetland delineation report with a revised wetland boundary corresponding to the 896' elevation contour as depicted in the LiDAR data. The TEP concurs with this wetland delineation as revised. This decision approves the wetland delineation for the site as shown in the revised delineation figure.

¹ Findings must consider any TEP recommendations.

Attached Project Documents

Site Location Map Project Plan(s)/Descriptions/Reports (specify): Delineation Map

Appeals of LGU Decisions

If you wish to appeal this decision, you must provide a written request within 30 calendar days of the date you received the notice. All appeals must be submitted to the Board of Water and Soil Resources Executive Director along with a check payable to BWSR for \$500 *unless* the LGU has adopted a local appeal process as identified below. The check must be sent by mail and the written request to appeal can be submitted by mail or e-mail. The appeal should include a copy of this notice, name and contact information of appellant(s) and their representatives (if applicable), a statement clarifying the intent to appeal and supporting information as to why the decision is in error. Send to:

Appeals & Regulatory Compliance Coordinator
Minnesota Board of Water & Soils Resources
520 Lafayette Road North
St. Paul, MN 55155
travis.germundson@state.mn.us

Does the LGU have a local appeal process applicable to this decision?

Yes¹ No

¹If yes, all appeals must first be considered via the local appeals process.

Local Appeals Submittal Requirements (LGU must describe how to appeal, submittal requirements, fees, etc. as applicable)

Notice Distribution (include name)

Required on all notices:

- SWCD TEP Member: Becky Wozney (becky.wozney@anokaswcd.org)
- BWSR TEP Member: Ben Meyer (ben.meyer@state.mn.us)
- LGU TEP Member (if different than LGU contact):
- DNR Representative: Melissa Collins (melissa.collins@state.mn.us); Julie Siems (Julie.Siems@state.mn.us)
- Watershed District or Watershed Mgmt. Org.:
- Applicant: Ryan Schwartz (ryanschwartz@schwartzandsons.com)
- Agent/Consultant: Wayne Jacobson (jacobsonenv@msn.com)

Optional or As Applicable:

- Corps of Engineers: usace_requests_mn@usace.army.mil
- BWSR Wetland Mitigation Coordinator (required for bank plan applications only):
- Members of the Public (notice only): Eric Trelstad Other: City of Ham Lake

Signature: 	Date: 6/16/2022
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This notice and accompanying application materials may be sent electronically or by mail. The LGU may opt to send a summary of the application to members of the public upon request per 8420.0255, Subp. 3.

Figure 1 Site Location



Parcel Information:

23-32-23-14-0003
4012 155TH AVE NE
HAM LAKE
MN 55304
Plat:

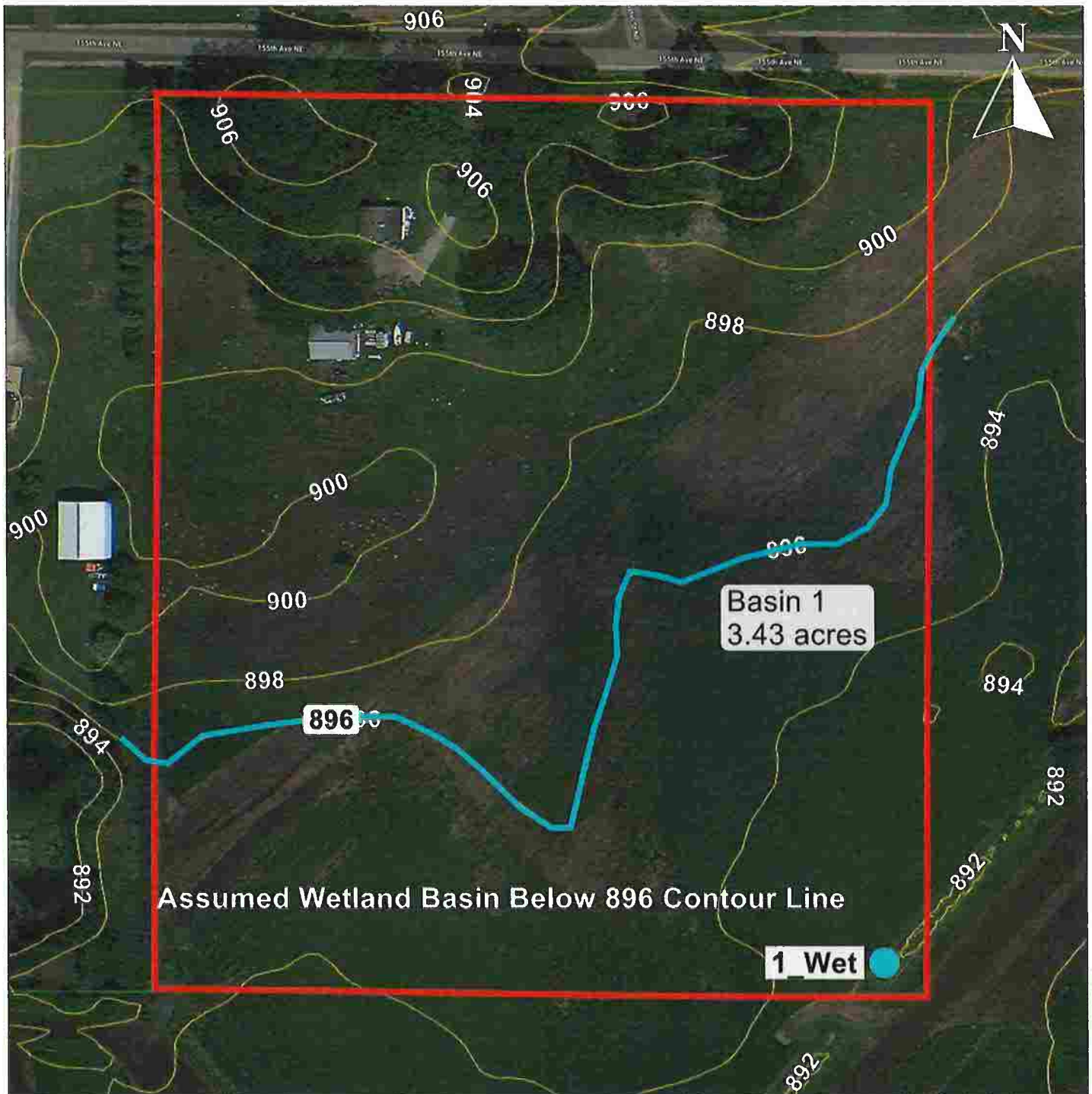
Approx. Acres: 9.48
Commissioner: JULIE BRAASTAD

Owner Information:

SCHWARTZ, LAWRENCE E
1543 105TH LN NW
COON RAPIDS
MN
55433



Figure 5 Delineation Map



Map layers

- Assumed Wetland Boundary
- Sample Point
- Property Boundary
- Anoka County Parcels
- Contour_2f_3m

0 100 200 300
Feet



Legend

Flood Hazard Zones	
	FIRM Panels
	Base Flood Elevation
	Cross Sections
	Zone A
	Zone AE
	Zone AE Floodway

6/20/2022, 2:13:04 PM 0 0.01 0.02 0.04 mi



DISCLAIMER - The FEMA base flood elevations are used to determine flood insurance rates and whether flood insurance is mandatory. Please note: (1) The city (or township) and watershed district regulations require minimum floor elevations higher than the FEMA base flood elevations (BFEs). Check with your city (or township) on those requirements for any additions or new construction. (2) Areas OUTSIDE of the FEMA mapped zones still have flooding risk. Floods higher than base flood elevations can occur and have occurred all over Minnesota. Those with low floors below or near the base flood elevations are especially encouraged to consider purchasing a Preferred Risk Policy, which is a discounted flood insurance option for those "outside" of the FEMA flood zones. (3) Areas OUTSIDE of the FEMA mapped zones are still subject to city (or township) and watershed district regulation of minimum elevations.

AerialsFlown: Fall 2017

vertical Datum for Contours: NAVD88

Contours Source: Minnesota Department of Natural Resources

The information on this map was compiled from public data sources. Anoka County cannot accept any responsibility for errors, omissions, or positional accuracy. There are no warranties, expressed or implied, including the warranty of merchantability or fitness for a particular purpose, accompanying this product.

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