

CITY OF HAM LAKE  
PLANNING COMMISSION MINUTES  
MONDAY, APRIL 27, 2020

The Ham Lake Planning Commission met for its regular meeting on Monday, April 27, 2020 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, Scott Heaton, Jeff Entsminger, Jonathan Fisher and Erin Dixson

**MEMBERS ABSENT:** Commissioner Dave Ringler

**OTHERS PRESENT:** City Engineer Tom Collins and Zoning Official/Building 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 March 23, 2020 Planning Commission meeting as written. All present in favor, motion carried.**

**NEW BUSINESS:**

Jim Malvin, EKN Properties & Tim Lang, Lang Properties requesting Sketch Plan approval for Evergreen Estates (36 single family residential lots) located in Section 21.

Mr. Jim Malvin was present. Mr. Malvin stated the proposed development is located on the property formerly known as the Titterud farm north of 153<sup>rd</sup> Avenue NE and west of Xylite Street NE. Chair Pogalz asked if the commissioners had any questions for Mr. Malvin; there were none. Chair Pogalz asked Engineer Collins to discuss the street and intersection realignments noted in the memo dated April 23, 2020. Engineer Collins stated minor adjustments are needed to the plan submitted to ensure proper street alignments to Xylite Street NE and 153<sup>rd</sup> Avenue NE. Engineer Collins stated Xylite Street NE and 153<sup>rd</sup> Avenue NE (between Radisson Road NE and Xylite Street NE) are county roads; Anoka County access spacing guidelines indicate one road accessing 153<sup>rd</sup> Avenue NE from the new development is allowed. Engineer Collins stated the county may allow the access points proposed on the sketch plan with some minor realignments. Engineer Collins stated the right-of-way dedication shown on the sketch plan appears to be adequate. Engineer Collins stated the Park and Tree Commission will meet in May to discuss parkland dedication. **Motion by Pogalz, seconded by Fisher, to recommend approval of the Sketch Plan presented by Jim Malvin, EKN Properties and Tim Lang, Lang Properties, for Evergreen Estates, a 36-lot single family residential**

**development, located in Section 21 subject meeting the requirements of the City Engineer as noted in the April 23, 2020 memo 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, May 4, 2020 agenda.)**

**COMMISSION BUSINESS:**

City Council Update

Commissioner Heaton stated he did not attend the April 6, 2020 City Council meeting. Commissioner Heaton stated he will attend the May 4, 2020 City Council meeting.

**ADJOURNMENT:**

**Motion by Heaton, seconded by Fisher, to adjourn the Planning Commission meeting at 6:11 p.m. All present in favor, motion carried.**

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Jennifer Bohr  
Zoning Official/Building Clerk