

CITY OF HAM LAKE
PLANNING COMMISSION MINUTES
MONDAY, JULY 13, 2020

The Ham Lake Planning Commission met for its regular meeting on Monday, July 13, 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 and Erin Dixon

MEMBERS ABSENT: Commissioner Dave Ringler and Jonathan Fisher

OTHERS PRESENT: Building and Zoning Official Mark Jones 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 Dixon, seconded by Pogalz, to approve the minutes of the June 8, 2020 Planning Commission meeting as written. All present in favor, motion carried.

PUBLIC HEARING:

Nicholas Krause requesting a Conditional Use Permit to operate TN Automotive at 13408 Highway 65 NE

Nicholas Krause was present before the Planning Commission requesting a Conditional Use Permit to operate TN Automotive. (Mr. Anthony Revutskiy, Building Owner, was also present.) Mr. Krause stated he worked as a mechanic at a local car dealership in the past and has decided to start his own auto repair business. Mr. Krause stated he will perform general auto repair such as tune ups, brake work and transmission repairs. Chair Pogalz asked Mr. Krause if he was working with the owner of the property to obtain assigned parking spaces, including identifying handicap parking; Mr. Krause stated he was. Commissioner Heaton completed the inspection, a copy which is on file. Commissioner Heaton stated the suite (112) TN Automotive will operate from is a large suite with an office, some parking will be near the suite as well as inside of the fenced area; there is currently no handicap parking area identified. Commissioner Lejonvarn asked Mr. Revutskiy if the parking lot had been striped yet. Mr. Revutskiy stated it had not been striped.

Chair Pogalz opened the public hearing at 6:03 p.m. and asked for public comment; with there being none, he closed the public hearing at 6:04 p.m.

Chair Pogalz asked for further discussion. Commissioner Dixon stated the conditions for this business should be the same as the list of conditions assigned to other Conditional Use Permits at this location. Commissioner Heaton stated he reviewed the conditions with Mr. Krause during his inspection and Mr. Krause stated the conditions were acceptable. **Motion by Heaton, seconded by Lejonvarn, to recommend approval of the application, as presented, by Nicholas Kraus, requesting a Conditional Use Permit to operate TN Automotive at 13408 Highway 65 NE, subject to the following conditions: (1) No motor vehicle sales (2) Allocating a total of seven parking spaces; three in front of the suite the business is renting (#112) for customer parking during business hours only and four in the fenced area as presented on the site plan (3) All parking to be on hard surface in designated areas as shown on the site plan (4) A maximum of three employees (5) No outside storage of liquids, tires, parts, etc. (6) All repairs to be done inside the building (repairs include general auto maintenance and mechanical work such as replacing brakes, headlights and bulbs; all fluids to be contained and disposed of according to County and State requirements (7) No painting at this location (8) Hours of operation to be 7:00 a.m. to 7:00 p.m., Monday through Saturday and 9:00 a.m. to 2:00 p.m. on Sunday (9) Security Lighting required (10) Maintain an open fire lane on the north side of the building (11) Meeting all City, State and County requirements. All present in favor, motion carried. (This item will be placed on the July 20, 2020 City Council Agenda.)**

Consideration of amendments to Article 9 of the Ham Lake City Code

Chair Pogalz asked Building and Zoning Official, Mark Jones, to comment on the changes to Article 9. Mr. Jones stated the list of amendments to Article 9 are to add Landscaping Businesses as a conditional use in CD-1, Commercial Development Tier 1 zoning, update the terminology referencing sewage treatment systems and manufactured homes, define Truck Terminals and to correct or update spelling or punctuation errors and inaccurate references to city code or state statute provisions.

Chair Pogalz opened the public hearing at 6:09 p.m. and asked for public comment; with there being none, he closed the public hearing at 6:09 p.m.

Motion by Dixon, seconded by Lejonvarn, to recommend approval of the amendments to Article 9 of the Ham Lake City Code as presented. All present in favor, motion carried. (This item will be placed on the July 20, 2020 City Council Agenda.)

NEW BUSINESS: None

COMMISSION BUSINESS:

City Council Update

Chair Pogalz stated the he attended the June 15, 2020 City Council meeting. Chair Pogalz stated the City Council discussed the renaming of Tippecanoe Street NE and after discussion agreed with the Planning Commission's recommendation to approve the preliminary plat and rezoning of the Constance Boulevard Terrace plat. Commissioner Lejonvarn will be attending the July 20, 2020 City Council meeting.

ADJOURNMENT:

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

Jennifer Bohr
Building and Zoning Clerk