

CITY OF HAM LAKE
PLANNING COMMISSION MINUTES
MONDAY, FEBRUARY 22, 2021

The Ham Lake Planning Commission met for its regular meeting on Monday, February 22, 2021 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, Dave Ringler, Jonathan Fisher and Erin Dixon

MEMBERS ABSENT: Commissioner Jeff Entsminger

OTHERS PRESENT: 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 Ringler, seconded by Lejonvarn, to approve the minutes of the November 23, 2020 Planning Commission meeting as written. All present in favor, motion carried.

PUBLIC HEARING:

Steve Schahn requesting a Conditional Use Permit to operate Schahn Construction Services, LLC at 15630 Central Avenue NE

Steve Schahn was present. Mr. Schahn stated he operates a concrete, masonry business at the location. Mr. Schahn stated business hours are typically 7:00 a.m. to 4:00 p.m. with periodic loading of equipment or material being done until 5:00 p.m. Mr. Schahn stated he intends to add a six-foot-high, wooden privacy fence, expand the driveway and outdoor storage yard, build a cold storage structure on the existing concrete slab in the northwest corner and update the building. Commissioner Ringler completed the inspection, a copy which is on file. Commissioner Ringler stated he spoke with Mr. Schahn about having a hard surface parking area for employees and striping the parking lot. Commissioner Ringler stated Mr. Schahn said no customers will be on-site. Commissioner Ringler stated they discussed the construction of additional fencing in the spring, outdoor storage, noise and security lighting. Commissioner Ringler stated Mr. Schahn noted that a sign would be constructed on-site; Mr. Schahn will need to request a permit and work with the building department for approval on signage and fencing. Commissioner Lejonvarn offered suggestions for types of fencing Mr. Schahn might

consider and stated the Anoka County Sheriff's Department could offer suggestions on the best location to locate security lighting. Commissioner Dixon asked if trucks would be parked on-site and if they would be idling on start up. Mr. Schahn stated he intends to park service, supply and dump trucks on-site. Commissioner Dixon asked if trucks will be idling before 7:00 a.m., especially in the winter. Mr. Schahn stated two trucks will be inside of the building and one may be outdoors; the idle time would be similar to the time a personal vehicle would idle in the winter to warm up.

Chair Pogalz opened the public hearing at 6:15 p.m. and asked for public comment.

Kim Brown, 1330 157th Avenue NE, was present. Ms. Brown stated she owns the property directly west of Mr. Schahn's location. Ms. Brown stated she was drawn to area as it was a quiet, rural-like area. Ms. Brown stated she has had no issues with the occupants of the parcel and communication with them has been great thus far. Ms. Brown asked if there will be more trucks and traffic at the site in the future; will any mixing be done at the site and how will noise be managed. Ms. Brown stated she hoped the business would keep the site aesthetically pleasing and would vet future renters carefully if the house was ever rented to anyone other than family.

Chair Pogalz closed the public hearing at 6:18 p.m.

Chair Pogalz asked Mr. Schahn to respond to Ms. Brown's remarks. Mr. Schahn stated he currently has three trucks for the business; he hopes the business will grow which could mean an additional two pick-up trucks could be added. Mr. Schahn stated he anticipates trucks will be idling in the front (east side) or north of the building. Mr. Schahn stated he is masonry concrete contractor not a ready-mix plant so no mixing of cement will be done on-site. Mr. Schahn stated it has been their goal to clean up the site and he intends to continue to do so. Commissioner Lejonvarn stated idling trucks should be kept as far away from the western tree line as possible. Commissioner Lejonvarn asked if anything stored in the fenced in area would be higher than the fence. Mr. Schahn stated a truck or backhoe may be stored in the area and that equipment could possibly be higher than the fence; extra material or soil stored in the area would be minimal. **Motion by Commissioner Ringler, second by Lejonvarn to recommend approval of a Conditional Use Permit as requested by Steve Schahn to operate Schahn Construction Services, LLC at 15630 Central Avenue NE subject to business hours of 7:00 a.m. to 6:00 p.m., Monday through Friday, striping the parking lot and marking handicap spaces per spaces identified on the site plan, parking idling trucks near the northern side of the building or east of that area, no idling of trucks near tree line, storage of equipment and materials in screened outside storage area, security lighting, fencing and signage complying with City Code and meeting all State, County, and City requirements.** Commissioner Heaton asked the applicant to comment on the proposed conditions. Commissioner Ringler asked if the operating hours noted were acceptable. Mr. Schahn stated the conditions were acceptable. **All present in favor, motion carried.** *This item will be placed on the March 1, 2021 City Council Agenda.*

NEW BUSINESS: None

COMMISSION BUSINESS:

City Council Update

Commissioner Pogalz stated the he attended the December 7, 2020 City Council meeting and updated the Planning Commission on action taken. Commissioner Ringler will be attending the March 1, 2021 City Council meeting.

Parkland Dedication

Chair Pogalz asked Building and Zoning Clerk Bohr to provide information on this item. Building and Zoning Clerk Bohr stated in the future the Planning Commission will be providing a recommendation on how the parkland dedication requirement will be met as early in the platting procedure as is practical since the Park and Tree Commission has been dissolved and disbanded.

ADJOURNMENT:

Motion by Heaton, seconded by Fisher, to adjourn the Planning Commission meeting at 6:31 p.m. All present in favor, motion carried.

Jennifer Bohr
Building and Zoning Clerk