



# CITY OF HAM LAKE

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## CITY OF HAM LAKE PLANNING COMMISSION MINUTES MONDAY, FEBRUARY 25, 2019

The Ham Lake Planning Commission met for its regular meeting on Monday, February 25, 2019 in the Council Chambers at the Ham Lake City Hall located at 15544 Central Avenue NE in Ham Lake, Minnesota.

**MEMBERS PRESENT:** Commissioners Brian Pogalz, Erin Dixon, Scott Heaton, Jeff Entsminger, Jonathan Fisher and Dave Ringler

**MEMBERS ABSENT:** Commissioner Kyle Lejonvarn

**OTHERS PRESENT:** City Engineer Tom Collins, Zoning Official/Building Clerk/Deputy City 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 Fisher, to approve the minutes of the February 11, 2019 Planning Commission meeting as written. All present in favor, motion carried.**

### **NEW BUSINESS:**

Diverse Co., LLC requesting Commercial Site Plan approval to construct and operate an office and warehouse facility at 17121 Lincoln Street NE, (Lot 2, Block 2, Landborg Industrial Park).

Greg Boelter was present. Mr. Boelter stated his business has been in the building adjacent to 17121 Lincoln Street NE since 2005. Mr. Boelter stated his business is growing and he needs a facility with more space. Engineer Collins stated there are a few revisions needed on the architectural plans which have been outlined on review letters, including the need for roof drainage to be directed to the rear of the building. Engineer Collins stated the Commissioners will need to determine what would be adequate screening for this site. Commissioner Entsminger completed the inspection, a copy which is on file, and stated the site is currently a vacant lot with industrial buildings

around it in all directions except to the south where there is a mobile home park. Commissioner Entsminger stated a six-foot chain-link fence with barb wire on top is currently in place along the southern border of three adjacent lots starting in the southwest corner of 1232 171<sup>st</sup> Lane NE extending to the southwest corner of Aker Doors building at 17124 Ulysses Street NE; slats are currently installed in the fence bordering 1232 171<sup>st</sup> Lane NE. Commissioner Entsminger stated adding additional slats to the fence for lot 17121 Lincoln Street NE should provide adequate screening. Commissioner Entsminger stated there are mature pine trees along the fence on the south side of the lot but the bottom branches have been cut off; the landscape and site lighting plan indicate additional spruce trees will be planted on the southern edge of the lot.

**Motion by Entsminger, seconded by Fisher, to recommend approval of the of the Commercial Site Plan for Diverse Co., LLC to construct and operate an office and warehouse facility at 17121 Lincoln Street NE (Lot 2, Block 2, Landborg Industrial Park) subject to meeting the requirements of the City Engineer, meeting all CCWD requirements, release of the Northwestern Bell Telephone easement, planting trees and installing slats in the chain link fence along the southern border of the lot, 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, March 4, 2019 agenda.)**

City Council Update

Commissioner Ringler updated the Planning Commission on action taken at the City Council's February 19, 2019 meeting. Commissioner Dixon will be attending the City Council's Monday, March 4, 2019 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/Deputy City Clerk