

**CITY OF HAM LAKE  
PLANNING COMMISSION,  
CITY COUNCIL AND ECONOMIC DEVELOPMENT AUTHORITY  
JOINT MEETING MINUTES  
MONDAY, MARCH 11, 2019**

The Ham Lake Planning Commission met for its regular meeting and joint meeting with the City Council and Economic Development Authority on Monday, March 11, 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, Kyle Lejonvarn, Erin Dixson, Jeff Entsminger, and Dave Ringler

**MEMBERS ABSENT:** Commissioners Jonathan Fischer and Scott Heaton

**CITY COUNCIL MEMBERS PRESENT:** Mayor Mike Van Kirk and Councilmembers Jim Doyle, Brian Kirkham and Gary Kirkeide

**CITY COUNCIL MEMBERS ABSENT:** Councilmember Tom Johnson

**OTHERS PRESENT:** City Engineer Tom Collins; Fire Chief Don Krueger; and City Clerk Denise Webster

**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 Dixson, seconded by Lejonvarn, to approve the minutes of the February 25, 2019 Planning Commission meeting as written. All present in favor, motion carried.**

**NEW BUSINESS:**  
Bruce and Tammy Braastad requesting Sketch Plan approval for B and T Acres (2 lots) located in Section 21 (2332 153<sup>rd</sup> Avenue NE).

Bruce Braastad was present. Mr. Braastad stated that he would like to split his property so his son can build a home on the other lot. Mr. Braastad questioned why there needs to be an additional 27-foot of right-of-way along with the existing 33 feet and why an additional 20-feet of trail easement is needed. Mr. Braastad also questioned if the parkland dedication fee of \$2500 is for one lot or two lots. Engineer Collins stated that the attached bike trail system map identifies a future bike path adjacent to 153<sup>rd</sup> Avenue NE, which is under the jurisdiction of Anoka County. Engineer Collins stated that the sketch plan includes the dedication of an additional 27-foot of right-of-way to the existing 33 feet, which is a requirement of the Anoka County Highway Department. There was discussion of the 20-foot trail system and the location of it. Mr. Braastad questioned if the trail could be moved the north side of the road. Engineer Collins stated that the Park and Tree Commission could review the trail placement at their next meeting. Engineer Collins stated that the \$2500 parkland dedication fee would be paid on both lots as it has been with prior minor subdivisions. **Motion by Lejonvarn, seconded by Dixson, to table the request of Bruce and**

**Tammy Braastad for the Minor Plat of B and T Acres (2 lots) located in Section 21 (2332 153<sup>rd</sup> Avenue NE), until the Park and Tree Commission reviews the dedication of a 20-foot trail easement on the south side of 153<sup>rd</sup> Avenue NE right-of-way. All present in favor, motion carried.**

**COMMISSION BUSINESS:**

City Council Update

Commissioner Entsminger updated the Planning Commission on action taken at the City Council's March 4, 2019 meeting. Commissioner Dixon will be attending the City Council's Monday, March 18, 2019 meeting.

**PLANNING COMMISSION ADJOURNMENT:**

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

**JOINT MEETING OF THE PLANNING COMMISSION WITH THE CITY COUNCIL AND ECONOMIC DEVELOPMENT AUTHORITY CALL TO ORDER:**

Mayor Van Kirk called the Joint Meeting to order at 6:12 p.m.

General Discussion:

Councilmember Kirkeide stated that every year or two, the City Council likes to have a Joint Meeting with the Planning Commission to exchange ideas.

Councilmember Kirkeide stated that Engineer Collins is in the process of updating the Comprehensive Plan and there has been discussion of having a multiple use option for the agricultural properties located along Lexington Avenue NE. Councilmember Kirkeide stated that this will allow commercial and industrial development along Lexington Avenue NE. Mayor Van Kirk stated that there would need to be a buffer zone between commercial or industrial development and residential developments abutting each other and the need to update the City Code to address this. Councilmember Doyle stated that there needs to be parameters set-up before it happens. Councilmember Kirkeide stated that in 2007 there was a developer who proposed an Industrial Park on the northeast corner of Bunker Lake Boulevard NE and Lexington Avenue NE, but due to a split vote of the City Council at the time, the proposal was denied. There was discussion of the traffic that would be created by having more development along Lexington Avenue NE and the need for a possible service road to access the businesses. Councilmember Doyle stated that Anoka County has started a program that will help cities bring in businesses. Councilmember Kirkeide stated that there is a landowner who would like to rezone his property along Highway 65 NE on the northeast border of Ham Lake, abutting East Bethel, to commercial and residential zoning. Councilmember Doyle stated that a gas station or strip mall would be a good use of the commercial property there. Councilmember Kirkham stated that the City needs to continue to bring businesses into Ham Lake. There was discussion on what types of businesses are allowed in CD-2 Zoning. Mayor Van Kirk stated that truck terminals should not be allowed in CD-2 Zoning due to the problem with noise and the lights.

Councilmember Kirkeide stated that the City has been approached about the minimizing of the effects of lights and the need for downcast lights. Councilmember Kirkeide stated that there are

articles regarding “Dark Sky Rules” and would like to discuss this on a future agenda. Councilmember Doyle stated that safety needs to come first, but it should be discussed.

Mayor Van Kirk stated that with the recent heavy snowfall, he would like to address mailboxes and the possible change to the City Code to require swing away mailboxes when a new development is being built or when a road is being reconstructed. There was discussion of having cluster mailboxes in cul-de-sacs or smaller developments.

Councilmember Kirkeide asked the Planning Commission what their thoughts were on allowing more than two dogs without a private kennel license. Commissioner Lejonvarn stated that he likes the way the Ordinance is written and doesn’t want to change it. Chair Pogalz stated that if there is a problem, there is teeth in the ordinance to enforce any issues that may come up.

Chair Pogalz stated that the property located at 13408 Highway 65 NE (previously Custom Truck Accessories) has been having ongoing problems and the residents of the neighborhood keep coming to the Planning Commission with their complaints. Chair Pogalz stated that the Planning Commission does not enforce complaints. Commissioner Dixson stated that even when there is a new applicant, the residents are still complaining about the other tenants. Commissioner Lejonvarn stated that the residents did admit that they feel things will get better once the fence and shrubs are installed. There was discussion that the residents bought their houses even knowing that this was a commercial business and they would have to drive by it every day. Commissioner Dixson stated that the residents do have legitimate complaints, but they also need to give the owner time to comply with the conditions. Councilmember Kirkeide stated that nuisances take time to get cleaned up. Commissioner Lejonvarn stated that the residents were confused on who they should be contacting at City Hall with their complaints. Fire Chief Krueger stated that staff has been directed to have one individual from the neighborhood only talk to him, as he has become abusive with staff on the phone. Fire Chief Krueger stated that we are listening to their complaints, but remember sometimes the complaints are not legitimate. Fire Chief Krueger stated that there is a process that needs to be followed when complaints are received. Councilmember Kirkeide stated that the Planning Commission is only a recommending body to the City Council and if the residents do not like the Planning Commission’s decision, they can come to the City Council. Commissioner Lejonvarn stated that the owner of the property needs to be profitable so he can continue to improve the property.

Commissioner Entsminger questioned what was happening with the Airbnb’s. Mayor Van Kirk stated that the City Attorney is looking at creating an Ordinance for short-term rentals on Airbnb’s. Councilmember Doyle stated that the one specific Airbnb has become a problem and it changes the environment of the neighborhood when there are issues.

**ADJOURNMENT:**

**Motion by Kirkeide, seconded by Kirkham, to adjourn the Joint Planning Commission and City Council and Economic Development Authority meeting at 7:07 p.m. All present in favor, motion carried.**

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Denise Webster, City Clerk