

CITY OF HAM LAKE
PLANNING COMMISSION MINUTES
MONDAY, NOVEMBER 9, 2020

The Ham Lake Planning Commission met for its regular meeting on Monday, November 9, 2020 in the Council Chambers at Ham Lake City Hall located at 15544 Central Avenue NE in Ham Lake, Minnesota.

MEMBERS PRESENT: Commissioners Kyle Lejonvarn, Jeff Entsminger, Erin Dixson and Scott Heaton

MEMBERS ABSENT: Commissioners Brian Pogalz, Dave Ringler and Jonathan Fisher

OTHERS PRESENT: City Engineer Tom Collins and Building and Zoning Clerk Jennifer Bohr

CALL TO ORDER: Vice Chair Dixson 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 Entsminger, to approve the minutes of the October 12, 2020 Planning Commission meeting as written. All present in favor, motion carried.

PUBLIC HEARING:

Matthew Broad requesting a Conditional Use Permit to operate Advantage Auto at 1333 154th Avenue NE, Suite 100.

Mr. Matthew Broad was present. Mr. Broad stated his company does light duty auto repair. Mr. Broad stated he operated Advantage Auto Repair, LLC in the city in the past and will be servicing many of the same customers. Mr. Broad stated he anticipates working on five to seven cars a day, will store cars left overnight inside of the garage to the extent possible and will install exhaust ports on the doors of the shop. Commissioner Lejonvarn asked if the back of the shop had a fenced in area. Mr. Broad stated it does.

Vice Chair Dixson opened the public hearing at 6:02 p.m. and asked for public comment; with there being none, she closed the public hearing at 6:03 p.m.

Commissioner Entsminger completed the inspection, a copy which is on file. Commissioner Entsminger stated there is adequate parking, the parking lot is striped and the site is a good location for this business.

Motion by Entsminger, seconded by Heaton, to recommend approval of the application, as presented by Matthew Broad, requesting a Conditional Use Permit to operate Advantage Auto, a light duty automotive repair business, at 1333 154th Avenue NE subject to business hours of 7:30 a.m. – 5:00 p.m., Monday through Friday, one employee, all repairs to be done on the inside of the building, all cars stored inside of the garage overnight, all parking to be on a hard surface, no outside storage of debris or parts, no body work or painting of vehicles permitted, no motor vehicle sales, and meeting all State, County, and City requirements. All present in favor, motion carried. *This application will be placed on the City Council's Monday, November 16, 2020 agenda.*

HFN Properties, LLC requesting Sketch Plan approval for Hidden Forest East Park Addition (2 Single Family Residential Lots) in Section 25.

Mr. Jeff Stalberger was present. Mr. Stalberger stated that when the sketch plan of Hidden Forest East 3rd Addition was reviewed there was discussion of dedicating land for a park by the Park and Tree Commission and the City Council. Mr. Stalberger stated he has since obtained an agreement from the Knoll family to purchase a parcel to the west of the Hidden Forest East 2nd Addition development and north of 143rd Avenue NE. Mr. Stalberger stated the additional parcel will include two residential lots and a large park area as shown in the Hidden Forest East Park Addition sketch plan. Engineer Collins stated the park shown in this sketch plan represents 8.09 acres of parkland dedication for Hidden Forest East 3rd Addition and 1.19 acres for the Hidden Forest East Park Addition plats; per the October 19, 2020 City Council minutes, the City Council is moving forward with discussions to purchase additional land from Mr. Stalberger for a larger park with monies from the Park and Beach fund. **Motion by Entsminger, seconded by Lejonvarn, to recommend approval of the Sketch Plan as presented by Jeff Stalberger, HFN Properties, LLC, for a 2 lot single family residential development located in Section 25, subject to meeting the requirements of the City Engineer and meeting all State, County and City requirements. All present in favor, motion carried. *This application will be placed on the City Council's Monday, November 16, 2020 agenda.***

COMMISSION BUSINESS:

City Council Update

Commissioner Heaton attended the City Council's October 19, 2020 meeting and updated the Planning Commission on action taken. Commissioner Entsminger will attend the November 16, 2020 City Council meeting.

ADJOURNMENT:

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

Jennifer Bohr
Zoning and Building Clerk