

CITY OF HAM LAKE

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CITY OF HAM LAKE CITY COUNCIL AND ECONOMIC DEVELOPMENT AUTHORITY MINUTES MONDAY, MARCH 2, 2026

The Ham Lake City Council and Economic Development Authority met for its regular meeting on Monday, March 2, 2026 at 6:00 p.m. in the Council Chambers at the Ham Lake City Hall located at 15544 Central Avenue NE in Ham Lake, Minnesota.

MEMBERS PRESENT: Mayor Brian Kirkham and Councilmembers Andrew Hallberg, Al Parranto, and Mike Van Kirk

MEMBERS ABSENT: Councilmember Jim Doyle

OTHERS PRESENT: City Attorney, Mark Berglund; City Engineer, Dave Krugler; City Administrator, Denise Webster; and Deputy City Clerk, Dawnette Shimek

1.0 CALL TO ORDER - 6:00 P.M. – Pledge of Allegiance

2.0 PUBLIC COMMENT

Chuck Cook, 1845 149th Avenue NE, Ham Lake, MN, was present and asked if the Mayor and Councilmembers had received and read his email regarding the Conditional Use Permit request for Cadillac Ranch LLC/Branch and Bloom Flower Farm Inc. The City Council stated they had. Mr. Cook reviewed his concerns regarding the property owners not occupying the property, not being residents of Ham Lake, noise complaints at past events, and concerns about the property turning into an event center or concert venue.

Gary Rasmusson, 2046 134th Lane NE, Ham Lake, MN, was present to discuss the Conditional Use Permit request for Cadillac Ranch LLC / Branch and Bloom Flower Farm Inc. Mr. Rasmusson stated that the property looks great. Mr. Rasmusson stated that the property was not purchased for residential use, but rather for commercial use by Cadillac Ranch LLC. Mr. Rasmusson stated that there had been a banner on the fence advertising for reserving space for weddings. Mr. Rasmusson stated the property exceeds the use of a small flower hobby. Mr. Rasmusson asked if Anoka County Highway Department does require a turn-lane to the property, would they continue their plans or end their current venture. Mr. Rasmusson is concerned that if this application is approved, it will set precedence for future applications received by the City.

Kari Kearns, 13401 Radisson Road NE, Ham Lake, MN, stated that she is the owner of the property and thanked city staff, members of the Planning Commission and the City Council. Ms. Kearns stated that she and her husband purchased the property under the LLC of Cadillac Ranch because her husband likes the song “Cadillac Ranch” by Bruce Springsteen. Ms. Kearns stated that they have made improvements to the property, and she has found she is successful at growing flowers. Ms.

Kearns stated the farm is beautiful and people have stated they enjoy both visiting and driving by the farm. Ms. Kearns stated that she pulled the old banner they had on the fence and it said seasonal flowers, farmhouse, event rental and photography; they were not advertising space for weddings. Ms. Kearns stated that they received a field party permit from the City last August to have a party to celebrate the completion of the farm and they had hired a band; a resident in the area contacted the Sheriff's office regarding the noise and they were asked to lower the volume, they did and the band stopped playing at 10:00 p.m. Ms. Kearns stated they obtained another field party permit for a family wedding on the property and the music ended at 10:00 p.m. Ms. Kearns stated that the city will issue up to four field party permits a year and these permits have nothing to do with Branch & Bloom. Ms. Kearns stated they have received zero complaints regarding the you pick flowers, the flower stand and the workshops and that is what they are requesting to do.

Attorney Berglund read the definition of a single housekeeping unit from the city code and stated that the Kearns meet that definition. Attorney Berglund stated that the Kearns property is in R-A (Rural Single Family Residential) zoning and explained that parcels zoned R-A are generally larger and the zoning allows more freedom than an R-1 (Single Family Residential) property.

Mayor Kirkham stated that the Kearns spoke with Deputy City Clerk Shimek regarding operating a brewery or a wedding venue on the property and Deputy City Clerk Shimek stated that neither would be allowed. When the Kearns asked Deputy City Clerk Shimek if they could grow and sell flowers on the property, she stated that the City Code does allow this activity in R-A Zoning.

3.0 SPECIAL APPEARANCES/PUBLIC HEARINGS – None

4.0 CONSENT AGENDA

These items are considered to be routine and will be enacted in one motion. There will be no separate discussion of these items unless a Councilmember or citizen so requests, in which event the item will be removed from the Consent Agenda and considered in normal sequence. (All items listed on the Consent Agenda are recommended for approval.)

4.1 Approval of minutes of February 17, 2026 and Workshop minutes of February 17, 2026

4.2 Approval of claims in the amount of \$169,013.89

4.3 Approval of the First Reading of an Ordinance amending Article 7, Licenses, regarding Adult-Use Cannabis Business Operations

4.4 Approval of interfund transfers

4.5 Approval of architectural quote for City Hall east entry

4.6 Approval of Resolution No. 26-11 requesting FY 2027 Community Project Funding for East Lake Netta Drive NE from Constance Boulevard NE to Crosstown Boulevard NE

Motion by Van Kirk, seconded by Parranto, to approve the Consent Agenda as written. All present in favor, motion carried.

5.0 PLANNING COMMISSION RECOMMENDATIONS

5.1 Kari Kearns of Cadillac Ranch LLC, requesting a Conditional Use Permit to operate Branch and Bloom Flower Farm, Inc. at 13401 Radisson Road NE and adoption of Resolution No. 26-12.

Councilmember Van Kirk stated he wanted to go over the conditions of the CUP (Conditional Use Permit) to make sure all T's are crossed and all I's are dotted. Councilmember Van Kirk asked if

they were going to operate an Air B & B on the property. Attorney Berglund stated all the conditions are laid out in the resolution presented to the City Council. Attorney Berglund stated that the City does not monitor CUP's as the City is complaint driven; if the City receives a complaint, the CUP would be reviewed and could be cause for revocation. Attorney Berglund stated that if the Anoka County Highway Department requires a turn lane to the property, the property owner must comply with that and if the County requirement is not met, the conditions of the permit would not be met, and they could not operate the business. Attorney Berglund stated that the flowers and trees must be grown on-site and not brought in.

Councilmember Van Kirk reiterated that if the conditions of the CUP are not met, the CUP is subject to revocation.

Mayor Kirkham stated staff has asked to amend the condition requiring that they obtain an animal permit, to allow keeping eight miniature goats and two miniature cows. Mayor Kirkham stated that the following condition will also be added: Ongoing and complete compliance with all applicable Ham Lake City Code requirements.

Motion by Kirkham, seconded by Hallberg, to concur with the Planning Commission and approve the Conditional Use Permit for Kari Kearns of Cadillac Ranch, LLC, requesting to operate Branch and Bloom Flower Farm, Inc., at 13401 Radisson Road NE, subject adopting Resolution No. 26-12 that includes the following conditions:

- 1. The use of Branch & Bloom Flower Farm to be secondary to the primary use, residential dwelling. Per Article 9-210.3 Rural Single Family Residential (R-A), R-A districts are intended for residential dwellings occupied by a single housekeeping unit.**
- 2. Provide parking and driveway surfaces, which are to be asphalt or concrete, a minimum of 20 parking stalls plus one handicap parking stall. Minimum parking stall 9' x 20', handicap parking is also 9' x 20' but will also require a van access isle of 8' x 20' and the accessible parking stall shall have signage. The parking lot shall be striped, and the drive isles shall be a minimum of 24 feet. No parking is allowed on unpaved surfaces. If parking exceeds the 20 required parking stalls, additional parking will be required to comply with Article 9-220.1 Standards Common to All Mercantile Districts and 11-1851 Paved Surfaces.**
- 3. All parking to be approved by the Zoning Official before installation and provide the City of Ham Lake with a parking diagram.**
- 4. No on-street parking is allowed.**
- 5. Food services will be required to obtain a city license per Article 7-1500 Mobile Food Truck and Trailer Vending.**
- 6. Allowing 8 miniature goats and 2 miniature cows to be kept on the property.**
- 7. The farmhouse will be available by reservation from 8:00 a.m. to 10:00 p.m. year-round for groups of 20 people or less. If the farmhouse and yard area are used, a maximum group is limited to 50 people or less.**
- 8. General business hours for the sale of flowers, pumpkins and Christmas trees (must be grown on-site) will be for the months of April to December: Thursday-Saturday 8:00 a.m. to 9:00 p.m. and Sundays 8:00 a.m. to 5:00 p.m. for the months of April to December. Workshop events to create seasonal arrangements to require pre-registration. The business will be closed from January through March.**

9. **No outdoor storage is allowed.**
10. **No customer traffic shall be allowed in the original wood framed barn.**
11. **Any changes to the approved Conditional Use Permit will require a public hearing to consider an amendment.**
12. **Access to Radisson Road NE requires approval from the Anoka County Highway Department.**
13. **No on-site retail sales of products not grown/produced on the property.**
14. **Meeting all City, County, and State requirements.**
15. **Ongoing and complete compliance with all applicable Ham Lake City Code requirements.**

All present in favor, motion carried.

- 5.2 Will Polisky of CMK Properties, LLC, requesting Commercial Site Plan Approval to operator Tractor Supply Company at 1362 164th Avenue NE

Motion by Kirkham, seconded by Van Kirk, to concur with the Planning Commission and approve the Commercial Site Plan for CMK Properties, LLC, to construct a 21,930 square-foot building with a 19,894 square-foot fenced area for an outside sales display and operate Tractor Supply Company at 1362 164th Avenue NE, subject to meeting the requirements of the City Engineer and Building and Zoning Official and all City, County and State requirements. All present in favor, motion carried. Mayor Kirkham stated this is a perfect business for the City of Ham Lake.

- 5.3 K.E. Properties, LLC requesting Sketch Plan approval for Majestic Highlands, a residential development (two lots) in Section 32

Motion by Kirkham, seconded by Parranto, to concur with the Planning Commission and approve the request by K.E. Properties, LLC, requesting Sketch Plan Approval for Majestic Highlands, a two-lot residential development in Section 32, subject to the developer paying parkland dedication fees in the amount of \$2,500 per lot (\$5,000 total), approval from the Coon Creek Watershed District (CCWD), an inspection of the existing septic system that includes soil borings confirming a secondary septic system location and being certified, if the field is being abandoned, it must be properly decommissioned in accordance with Minnesota Rule 7080.2500, rezoning the property to Single Family Residential (R-1), meeting the requirements of the City Engineer and the Building Official and all City, County and State Codes. All present in favor, motion carried.

6.0 ECONOMIC DEVELOPMENT AUTHORITY – None

7.0 APPEARANCES – None

8.0 CITY ATTORNEY – None

9.0 CITY ENGINEER

- 9.1 Discussion of obtaining a drainage and utility easement from Pin #05-32-23-43-0010 & 0014 for the Shopping Center reconstruction project

Engineer Krugler stated that he has been unable to contact the property owner to obtain an easement for the Crosstown Shopping Center street reconstruction project. **Motion by Van Kirk, seconded by Parranto, to direct the City Attorney Berglund to contact the owner of Pin #05-32-23-43-**

0010 & 0014 to obtain a drainage and utility easement for the Crosstown Shopping Center street reconstruction project. All present in favor, motion carried.

10.0 CITY ADMINISTRATOR – None

11.0 COUNCIL BUSINESS


11.1 Committee Reports

Councilmember Hallberg stated he and Councilmember Parranto met with Fire Chief Raczkowski to discuss remodeling the bathrooms at Fire Station 2. Councilmember Parranto stated that Fire Chief Raczkowski has obtained quotes for painting the big bay at Fire Station 2 and a favorable quote was received. Councilmember Parranto stated Fire Chief Raczkowski is also planning to remodel the bathrooms at Fire Station 1 in 2027. Councilmember Parranto stated that the new engine that was ordered is coming in under budget and will provide some funding for these projects.

11.2 Announcements and future agenda items

Councilmember Van Kirk stated the “Ham Laker” newspaper is costing the City over \$30,000 a year and he would like to work with staff to find a way to help fund it.

Motion by Hallberg, seconded by Parranto, to adjourn the City Council meeting at 6:51 p.m. All present in favor, motion carried.



Dawnette Shimek, Deputy City Clerk