

CITY OF HAM LAKE

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CITY OF HAM LAKE PLANNING COMMISSION MINUTES MONDAY, JANUARY 12, 2026

The Ham Lake Planning Commission met for its regular meeting on Monday, January 12, 2026, in the Council Chambers at Ham Lake City Hall located at 15544 Central Avenue NE in Ham Lake, Minnesota.

MEMBERS PRESENT: Commissioners Brian Pogalz, Dave Ringler, David Ross, Jeff Entsminger, and Erin Dixon

MEMBERS ABSENT: Commissioners Kyle Lejonvarn and Jonathan Fisher

OTHERS PRESENT: Deputy City Clerk, Dawnette Shimek

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 Ross, to approve the minutes of the December 8, 2025 Planning Commission meeting as written. All present in favor, motion carried.

PUBLIC HEARING:

Christopher Windschill of CJ's Garage, requesting a Conditional Use Permit to operate a motorsports and small engine repair shop at 1333 154th Avenue NE, Suite 250

Christopher Windschill was present before the Planning Commission requesting a Conditional Use Permit to operate a motorsports and small engine repair shop to repair items such as ATV's, UTV's, outboard motors, snowmobiles, lawn tractors and other small engines. Mr. Windschill stated he has operated from this location for five years and is bringing the shop into compliance with city code as requested by Building and Zoning Official, Mark Jones. Chair Pogalz inspected the property and stated the parking area is paved and striped and includes handicap spaces. Chair Pogalz stated the interior space provides for a space that customers can come into, along with a restroom and shop area. Chair Pogalz stated that there is a paved surface in back of the building for storage. The Planning Commission discussed whether the storage area should be screened and that the adjacent businesses storage is not screened.

Chair Pogalz opened the public hearing at 6:09 p.m. and asked for public comment, and with there being none, closed the public hearing at 6:10 p.m.

Motion by Pogalz, seconded by Dixon, to recommend approval of the Conditional Use Permit for Christopher Windschill to operate CJ's Garage at 1333 154th Avenue NE, Suite 250, subject to the following conditions:

- 1. Repairs are limited to motorsports and small engine repair such as ATV'S, UTV'S, outboard motors, snowmobiles, lawn tractors and other small engines.**
- 2. All repair work needs to be done inside the building**
- 3. No test driving of motorized vehicles on city streets**
- 4. All fluids are to be contained and disposed of according to State and County requirements.**
- 5. No outside storage of liquids, tires, parts, etc.**
- 6. No outside storage within the Minnesota pipeline easement or within ten-feet of the property line. All other outside storage must be within the area shown on the site diagram.**
- 7. Business hours, Monday and Thursday from 9:00 am to 6:00 pm, Tuesday and Wednesday from 9:00am to 5:00pm and Friday from 8:00 am to 5:00 pm. Closed on Saturday and Sunday**
- 8. Meeting all City, County, and State requirements.**

All present in favor, motion carried. *This application will be placed on the City Council's Tuesday, January 20, 2026 agenda.*

PUBLIC HEARING:

Theresa and Christa Hentges, requesting a Multiple Dog License at 16011 Pierce Street NE

Theresa and Christa Hentges were present before the Planning Commission requesting a Multiple Dog License at 16011 Pierce Street NE for their six indoor dogs, with 4 dogs under 14 pounds, one 32 pounds and another at 52 pounds. The Hentges lot is 1.81 acres and has a large, fenced area to contain the dogs when they are outside to play or use the bathroom. The Hentges stated that a neighbor had complained about the 8-month-old labradoodle puppy barking at the neighbor's chickens.

Chair Pogalz opened the public hearing at 6:16 p.m. and asked for public comment.

Larry Thayer, 1039 160th Lane NE, stated he lives across the street and feels they are in compliance with city requirements and that he has no complaints.

Craig Stumo, 1017 160th Lane NE, stated he has never heard the dogs bark and has no complaints.

Anthony Vessels, 16029 Pierce Street NE, stated he lives next door and has chickens. Mr. Vessels stated the barking doesn't quit when they are outside and he and his wife feel the dogs are a nuisance.

Ms. Hentges stated they plan to put a screen on the fence when the weather warms up to disrupt Jax's (the labradoodle puppy) line of site to the neighbors to reduce his barking.

Anthony Vessels, 16029 Pierce Street NE, asked if the Hentges are looking for a bark collar.

Ms. Hentges stated that they are looking for a bark collar that is humane.

Dodi Vessels, 16029 Pierce Street NE, sent a letter to the Planning Commission stating that they live directly next to the Hentges property and when the dogs are outdoors the barking is ongoing and disruptive and often accompanied by the owners yelling or pounding on the door in an attempt to quiet them, or offering no intervention at all. Ms. Vessels stated in the letter that the repeated disturbance affects their ability to enjoy their own property. Ms. Vessels stated in the letter that they do not support or approve the request for a license for their neighbors to keep six dogs.

Chair Pogalz asked for further comment and with there being none, closed the public hearing at 6:22 p.m.

Chair Pogalz stated that keeping six dogs requires a multiple dog license and such license is automatically be renewed by city staff if no complaints are documented. Chair Pogalz explained that if one or more complaints are received, the Planning Commission will be required to review the renewal of the license.

Motion by Ringler, seconded by Entsminger, to recommend to approve the Multiple Dog License for Theresa and Christa Hentges, 16011 Pierce Street NE, subject to not exceeding six dogs, requiring the dogs to stay within the fenced area and to be leashed if outside the fenced area, and to meeting all City, State, and County requirements. All present in favor, motion carried. This application will be placed on the City Council's Tuesday, January 20, 2026 agenda.

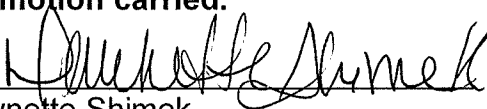
COMMISSION BUSINESS:

City Council Update

Deputy City Clerk Shimek stated that all items from the Planning Commissions previous meeting were approved by the City Council. A Planning Commissioner will not be attending the City Council's January 20, 2026 meeting.

ADJOURNMENT:

Motion by Dixon, seconded by Ross, to adjourn the Planning Commission meeting at 6:26 p.m. All present in favor, motion carried.


Dawnette Shimek
Deputy City Clerk