

# CITY OF HAM LAKE

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## CITY OF HAM LAKE PLANNING COMMISSION MINUTES MONDAY, FEBRUARY 23, 2026

The Ham Lake Planning Commission met for its regular meeting on Monday, February 23, 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, Kyle Lejonvarn and Erin Dixson

**MEMBERS ABSENT:** Commissioner Jonathan Fisher

**OTHERS PRESENT:** City Engineer, Dave Krugler, Building Official, Mark Jones, Deputy City Clerk, Dawnette Shimek, and Administrative Assistant, Nicole Wheeler

**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 Ross, to approve the minutes of the January 12, 2026 Planning Commission meeting as written. All present in favor, motion carried.**

**PUBLIC HEARING:**  
Kari Kearns of Cadillac Ranch LLC, requesting a Conditional Use Permit to operate Branch and Bloom Flower Farm, Inc. at 13401 Radisson Road NE

Kari Kearns was present before the Planning Commission requesting a Conditional Use Permit to operate Branch and Bloom Flower Farm, Inc. at 13401 Radisson Road NE. Ms. Kearns stated that she would like to operate a farm stand during the growing months. Ms. Kearns stated she would grow seasonal, warm season, annual flowers that people can come in and cut and arrange flowers. Ms. Kearns stated she would also have bloom bar events where she would cut the flowers and people would come and gather flowers to arrange their own bouquets; Ms. Kearns stated she would also offer workshops to allow customers to create their own seasonal arrangements and customers would pre-register to attend these events. Ms. Kearns stated they would also seasonally offer you pick pumpkins and sell Christmas trees. Ms. Kearns stated they would also rent the farmhouse for small groups, for bridal showers, team retreats and gatherings like that. Ms. Kearns stated that the farm also provides a beautiful backdrop for photos. Chair Pogalz asked for a background of the property and Ms. Kearns stated they bought the property about 3 years ago and have cleaned it up, restored the barn and house and added a garage. Ms. Kearns stated that this is not their primary residence, but they spend a lot of time there and would love to share the amazing transformation of the farm with others. Commissioner Lejonvarn asked about bathroom facilities.

Commissioner Dixson stated that she completed the inspection, a copy of which is on file. Commissioner Dixson stated she walked the outside of the property to see where the parking lot and access would be located; went through the new building that has an ADA (Americans with Disabilities Act) bathroom; went through the main floor of the farmhouse that will be open for rental and it has a kitchen, dining room, living room and bathroom; viewed the property where the plants and flowers will be grown; and viewed the patio space where Ms. Kearns will be holding workshops.

**Chair Pogalz opened the public hearing at 6:23 p.m. and asked for public comment.**

Chair Pogalz read a letter submitted by Peter and Erika Hachey residing at 13541 Owatonna Street NE, Ham Lake, MN, stating concerns regarding the property becoming a loud concert venue and is asking that the Conditional Use Permit be denied.

Chair Pogalz read a letter submitted by Lori Koester residing at 2220 133<sup>rd</sup> Lane NE, Ham Lake, MN, stating the use is not compatible with adjacent residential land use and even with restrictions and conditions, it is clearly, without question, a formula for future conflict.

Gary Rasmusson, 2046 134<sup>th</sup> Lane NE, Ham Lake, MN, expressed concern about events like concerts, food trucks, alcohol, and noise levels disrupting the neighborhood.

Leroy Taylor, 13420 Staples St NE, Ham Lake, MN, expressed concern about the noise level and retail sales in a residential neighborhood.

Caroline Holmes, 2265 133<sup>rd</sup> Lane NE, Ham Lake, MN, stated she has attended four events at Branch and Bloom. The property has been beautifully renovated, the events were well organized and onsite parking was great. The venue is an asset to the neighborhood.

Gary Osendorf, 13450 Staples St NE, Ham Lake, MN, stated he attended the grand opening event. The property is beautiful. He went home while the band was still playing and he could not hear the noise from inside his home. He questioned if the venue would need to reapply for a CUP every year, if the venue would increase neighboring property taxes or change the zoning.

Aaron Lewicki, 2027 141<sup>st</sup> Avenue NE, Ham Lake, MN, stated he has attended three or four well organized events with his kids. The property is beautiful and a blessing to the community.

John Zelinski, 2314 133<sup>rd</sup> Lane NE, Ham Lake, MN, stated the property looks great. He is in favor of flower and Christmas tree sales but not an event center.

Nancy Schardin, 912 136<sup>th</sup> Lane NE, Ham Lake, MN, stated the property is beautiful, the current owners have been respectful and care about the neighbors and community.

Gary Rasmusson, 2046 134<sup>th</sup> Lane NE, Ham Lake, MN, asked if the City received any complaints during the grand opening event.

**Chair Pogalz asked for further comment and with there being none, he recessed the public hearing at 6:42 p.m.**

Building and Zoning Official Jones stated that the farmhouse has a septic system and the building has a holding tank with an alarm that is compliant on the property. Chair Pogalz stated that much of the comment received is regarding an event held last August where they had a live band that caused a noise nuisance. Deputy City Clerk Shimek stated that the property owner had obtained a field party permit from the City for the event and residents can obtain up to four field party permits a year, but issuance of a field party permit does not allow the permit holder to cause a noise disturbance and if the sheriff's office is called, the property owner would be asked to lower the noise to not cause a nuisance. Deputy City Clerk Shimek stated that there have been no complaints on file. Commissioner Dixon explained that if the City should receive any complaints, the Planning Commission would hold a public hearing to review the Conditional Use Permit and possibly revoke the Conditional Use Permit. Ms. Kearns stated she will abide by the conditions set for the Conditional Use Permit.

**Chair Pogalz reopened the meeting at 6:58 p.m. and asked for further public comment.**

Sue Taylor, 13420 Staples Street NE, inquired about the animals in the barn and questioned if they would be running a petting zoo.

**Chair Pogalz asked for further public comment and with there being none, closed the public hearing at 7:01 p.m.**

Discussion followed regarding bringing in items like Christmas trees and wreaths to sell and the Planning Commission agreed that only product grown on-site would be allowed to be sold because a Conditional Use Permit in R-A zoning does not allow retail sales. It was agreed by the Planning Commission that the pots, ribbons, etc. provided to create flower arrangements and seasonal pot arrangements would be considered incidental to the business. Building and Zoning Official Jones stated that if animals are being kept on the property, they would need to obtain an animal permit from the City.

**Motion by Dixon, seconded by Ross, to recommend approval of 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 to 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. **All undomesticated animals as defined by code shall comply with Articles 5-300 Animal Permits Domesticated, 5-200 Horses, Donkeys or Mules and 5-330 Exception for Chickens.**
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.**

Clayton Kearns, property owner, was in the audience and asked to clarify the difference between retail sales and having a garage sale two weekends in a row, because they are basically the same thing. Commissioner Dixon stated that City Code states what is allowed in R-A Zoning with a Conditional Use Permit and states that the activity does not engage in on-site retail sales. Commissioner Dixon stated that according to the City Code they are allowed to sell what is grown on-site, but items cannot be brought in to be sold.

**All present in favor, motion carried.** *This application will be placed on the City Council's Monday, March 2, 2026 agenda.*

Chair Pogalz called a 5-minute recess at 7:18 p.m. and reconvened at 7:23 p.m.

**NEW BUSINESS:**

Will Polisky (not present) of CMK Properties, LLC, requesting Commercial Site Plan Approval to operate Tractor Supply Company at 1362 164<sup>th</sup> Avenue NE

Commissioner Ross completed the inspection, a copy of which is on file. **Commissioner Ross made a motion to recommend approval of 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 164<sup>th</sup> Avenue NE, subject to meeting the requirements of the City Engineer and Building and Zoning Official and all City, County and State requirements.** Discussion followed. Building and Zoning Official Jones stated that the property will be fenced with black wrought iron, not chain-link. Building and Zoning Official Jones asked the Planning Commission if the 2 semi-trailers where hay and straw are kept for sale should be screened and it was agreed that they do not need to be screened. **Motion**

**Seconded by Lejonvarn. All present in favor, motion carried.** *This application will be placed on the City Council's Monday, March 2, 2026 agenda.*

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

Dave Erickson of KE Properties LLC, was present before the Planning Commission requesting Sketch Plan approval for Majestic Highlands. Mr. Erickson stated that the property was previously rezoned to Residential Affordable Housing (R-AH) to accommodate an assisted living facility. Mr. Erickson stated that he is proposing a two-lot Single Family Residential (R-1) development on the 3.17 acre parcel. Mr. Erickson stated that a road ending in a cul-de-sac will be constructed to access the new lots. **Motion by Pogalz, seconded by Dixon, to recommend approval of 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.** *This application will be placed on the City Council's Monday, March 2, 2026 agenda.*

**COMMISSION BUSINESS:**

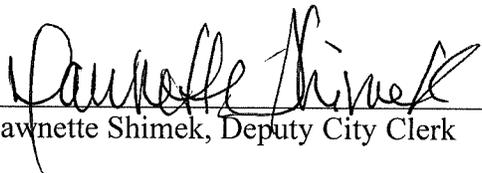
City Council Update

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 March 2, 2026 meeting.

Chair Pogalz stated that Commissioner Ross has chosen not to serve another term on the Planning Commission and this may be his last meeting. The Planning Commission thanked Commissioner Ross for serving on the Planning Commission. Mr. Ross thanked the Planning Commission and stated he is leaving with the greatest respect for the Planning Commission and City Staff.

**ADJOURNMENT:**

**Motion by Dixon, seconded by Entsminger, to adjourn the Planning Commission meeting at 7:43 p.m. All present in favor, motion carried.**

  
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Dawnette Shimek, Deputy City Clerk