

CITY OF HAM LAKE
PLANNING COMMISSION MINUTES
MONDAY, FEBRUARY 24, 2025

The Ham Lake Planning Commission met for its regular meeting on Monday, February 24, 2025, in the Council Chambers at Ham Lake City Hall located at 15544 Central Avenue NE in Ham Lake, Minnesota.

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

MEMBERS ABSENT: Commissioners Kyle Lejonvarn and Jonathan Fisher

OTHERS PRESENT: City Engineer Dave Krugler and Building and Zoning Clerk Jennifer Bohr

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 Entsminger, seconded by Dixon, to approve the minutes of the February 10, 2025, Planning Commission meeting as written. All present in favor, motion carried.

PUBLIC HEARING:

Jeff Entsminger, Entsminger Enterprises, LLC, requesting Preliminary and Final plat approval and rezoning of portions of land from R-1 (Single Family Residential) to R-A (Rural Single Family Residential) for Entsminger Estates located at 2045 Constance Boulevard NE (3 Single Family Residential lots and 1 outlot) in Section 16

Mr. Jeff Entsminger was present. Mr. Entsminger stated he intends to divide the acreage into three lots along Constance Boulevard NE. Mr. Entsminger stated access to Lots 1 and 2 will be from Mankato Street NE, a private easement, and access for Lot 3 will be from Constance Boulevard NE. Mr. Entsminger stated Outlot A, which is primarily low ground, will be combined with the 16337 Mankato Street NE parcel. Chair Pogalz asked Engineer Krugler to comment. Engineer Krugler stated the proposed development is on 17.2 acres which will be divided into three residential lots and an outlot. Engineer Krugler stated Mankato Street NE is a private easement, not a public street. Engineer Krugler stated frontage for the three residential lots is on Constance Boulevard NE to meet the requirements of Article 10-430.I. Engineer Krugler stated Lots 1 and 2 will have access from Mankato Street NE and Lot 3 will have access from Constance Boulevard NE.

Engineer Krugler stated the Anoka County Highway Department has access restrictions for Constance Boulevard NE. Engineer Krugler stated there is a 15-foot-wide bike path easement shown on the plans for a proposed county bike path along the southern borders of the three lots and the north side of Constance Boulevard NE. Engineer Krugler stated parkland dedication will consist of a combination of monies and the dedication of a 15-foot-wide bike path easement. Engineer Krugler stated contribution to the Drainage Fund is required for each lot. Engineer Krugler stated the Coon Creek Watershed District (CCWD) has approved the plat. Engineer Krugler stated the land in the northern area of the plat is low land; because no homes are proposed in that area, a FEMA Letter of Map Amendment (LOMA) is not needed. Engineer Krugler stated there is an eighty-five-foot-wide power utility easement that encroaches 25-feet into the southerly portion of the three proposed lots; written approval from United Power Association (UPA) must be obtained for the Lot 3 driveway crossing, construction of the future bike path and any grading within the easement. Chair Pogalz asked Engineer Krugler to verify that the front of the house on Lot 1 must face Constance Boulevard NE, though access will be from Mankato Street NE, and if the current buildings on proposed Lot 2 and the fence between 16337 Mankato Street NE and the northern border of Lot 2 need to be removed. Engineer Krugler verified that those comments were accurate. Chair Pogalz asked if the current septic system and well on Lot 2 will be abandoned and sealed. Mr. Entsminger stated he is considering hiring a well contractor to rehabilitate the drilled well on Lot 2. Engineer Krugler asked Mr. Entsminger if the well has been used within the past 12 months; if not, it must be sealed per Minnesota Department of Health (MDH) requirements. Mr. Entsminger stated if the well needs to be sealed, he will seal it. Commissioner Ross completed the inspection, a copy which is on file. Commissioner Ross stated he inspected the property and spoke with Mr. Entsminger as well as Building Official Jones. Commissioner Ross stated no property owners have raised objections to the plat; the area is suitable for a residential development.

Chair Pogalz opened the public hearing at 6:11 p.m. and asked for public comment; with there being none, Chair Pogalz closed the public hearing at 6:12 p.m.

Motion by Ross, seconded by Ringler, to recommend approval of the Preliminary Plat and Final Plat, and rezoning portions of land from R-1 (Single Family Residential) to R-A (Rural Single Family Residential), of Entsminger Estates, a three lot, one outlot residential subdivision in Section 16 as presented by Jeff Entsminger, Entsminger Enterprises, LLC, subject to demolishing the existing house and buildings on Lot 2, removing the fence between 16337 Mankato Street NE and the northern lot line of Lot 2, sealing the existing well and abandoning the existing septic system on Lot 2, combining Outlot A with the 16337 Mankato Street NE parcel before any building permits will be issued for lots within the plat, dedicating a 15-foot-wide bike path easement adjacent to the drainage and utility easements along the southerly portion of Lots 1, 2 and 3 which will be credited toward required parkland dedication fees of \$2500 per lot, paying a \$200 drainage fund contribution for each lot, meeting the requirements of the City Engineer, and meeting all City, State and County requirements. Commissioners Pogalz, Ringer, Ross, and Dixon voted yes, Commissioner Entsminger abstained from the vote.

Motion carried. *This application will be placed on the City Council's Monday, March 3, 2025, agenda.*

NEW BUSINESS: None

COMMISSION BUSINESS:

City Council Update

Chair Pogalz informed the Commissioners that the City Council concurred with the Commission's recommendations to approve the preliminary plat of Elwell Commercial Park and the sketch plan presented by Richard Citrowske. There will not be a Planning Commissioner present at the March 3, 2025, City Council meeting.

ADJOURNMENT:

Motion by Dixon, seconded by Ross, to adjourn the Planning Commission meeting at 6:14 p.m. All present in favor, motion carried.

Jennifer Bohr
Building and Zoning Clerk