

CITY OF HAM LAKE

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CITY OF HAM LAKE PLANNING COMMISSION MINUTES MONDAY, MARCH 23, 2026

The Ham Lake Planning Commission met for its regular meeting on Monday, March 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, Jeff Entsminger, Jonathan Fisher, and Erin Dixon

MEMBERS ABSENT: Commissioner Kyle Lejonvarn

OTHERS PRESENT: City Engineer, Dave Krugler; 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 Dixon, seconded by Fisher, to approve the minutes of the February 23, 2026 Planning Commission meeting as written. All present in favor, motion carried.

PUBLIC HEARING:

Jeffrey A. Stalberger of MN Developments LLC, requesting Preliminary and Final Plat approval and rezoning portions of land from R-A (Rural Single Family Residential) to R-1 (Single Family Residential) for South Shore Estates (3 lots) in Section 2

Mr. Stalberger stated he is requesting Preliminary and Final Plat approval and rezoning portions of land from R-A (Rural Single Family Residential) to R-1 (Single Family Residential) for South Shore Estates.

Chair Pogalz asked Engineer Krugler to comment on the plat. Engineer Krugler stated that this is a minor plat subdividing 94.28 acres into 3 lots and there are no new roads being constructed within this project. Engineer Krugler stated that there is an existing house and accessory building located on Lot 1, Block 2 that will remain and be retained by the current owner. Engineer Krugler stated that there is an existing accessory building located on Lot 1, Block 1, that is also proposed to remain, and the driveway will be paved prior to issuance of any building permits. Engineer Krugler stated that soil boring tests report confirms that there is adequate area for a primary and secondary septic system on all three lots. Engineer Krugler stated that the developer will have to pay a \$2,500.00 parkland dedication and a \$200.00 drainage fee for each of the three parcels. Engineer Krugler stated he recommends approval of the minor plat.

Chair Pogalz opened the public hearing at 6:06 p.m. and asked for public comment.

Chair Pogalz stated that there have been social media posts going around about things that are perceived to be happening in this plat. Misinformation mentioned on social media regarding the size of the lots. Chair Pogalz stated that the proposed lots within the developments conform with City Code and a one-acre minimum lot size has been in effect since 1999; and prior to that the minimum lot size requirement was 2.5 acres per lot. Chair Pogalz stated that increased traffic on Vickers Street NE has also been stated to be a concern and yes, there will be increased traffic, just as there was when other lots in the area were developed. Chair Pogalz stated there was concern brought up regarding how 40 new wells will affect the aquifer and other wells located in the area; the DNR manages wells and would not provide approval if they did not think the aquifers could provide water to these 40 homes. Chair Pogalz stated that another concern that typically comes up is the septic systems, especially as close to the lake as this plat is, although numerous septic systems that are very close to the lake currently on lake lots. Chair Pogalz stated that the proper authorities have received this information and are aware of the high-water marks and where septic locations need to be placed not to impact that. Chair Pogalz stated there have also been concerns regarding the property being rezoned from R-A (Rural Single Family Residential) to R-1 (Single Family Residential) and new residential developments are always rezoned to R-1. Chair Pogalz asked the audience if they have comments and concerns to please come up, state their name and address and sign in as well.

Ali Stone, 4033 Interlachen Drive NE, Ham Lake, MN, asked if changing the zoning from R-A to R-1 would affect the number of trees that can be removed from the property.

Jessica Hoffman, 17208 Durant Steet NE, Ham Lake, MN, questioned what the egress on Durant Street means as far as additional traffic in the neighborhood.

Ben Landwehr, 4121 Interlachen Drive NE, Ham Lake, MN, expressed concern about future well issues with 40 additional homes in the neighborhood. Mr. Landwehr asked what percentage of property was rural zoning vs single-family residential zoning in Ham Lake.

Chair Pogalz stated that the city does not require a tree preservation plan, however it is always advantageous for developers to save trees. Engineer Krugler stated that well studies would require the DNR to get involved and that is generally where larger wells are proposed. Chair Pogalz also stated that it is not up to the City whether the school district can handle additional attendance. Engineer Krugler stated according to the City's Comprehensive Plan, single family residential zoning is 54% of the City, agriculture and undeveloped property are 16% and the other 30% would be commercial, industrial, and government property.

Jessica Hoffman, 17208 Durant Street NE, Ham Lake, MN questioned what the difference is between R-A zoning and R-1 zoning.

When a residential development is approved, the property is rezoned to R-1 for single family homes, which is more restrictive than R-A zoning where uses could go beyond what is allowed in R-1 zoning.

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

Chair Pogalz stated he completed the inspection, a copy of which is on file.

Motion by Pogalz, seconded by Fisher, to recommend approval of the Preliminary and Final Plat and rezoning of a portion of land from R-A (Rural Single Family Residential) to R-1 (Single Family Residential) for South Shore Estates, a 3-lot single family residential development in Section 2 as requested by Jeffrey A. Stalberger of MN Development LLC, subject to paying a \$200.00 drainage fee and \$2,500.00 parkland dedication fee on each of the three lots, meeting all of the requirements of the City Engineer and meeting all City, County and State requirements. All present in favor, motion carried. *This application will be placed on the City Council's Monday, April 6, 2026 agenda.*

Jeffrey A. Stalberger of MN Developments LLC, requesting Preliminary Plat approval and rezoning portions of land from R-A (Rural Single Family Residential) to R-1 (Single Family Residential) for South Shore Estates Second Addition (40 residential lots and 2 outlots) in Section 2

Mr. Stalberger stated that they are proposing to develop 40 Single Family Residential lots and 2 outlots on 105 acres of land in Section 2; the outlots are not buildable and will be combined with adjacent property. Mr. Stalberger stated that this development was more challenging because two watersheds are involved, CCWD (Coon Creek Watershed District) and SRWMO (Sunrise River Watershed Management Organization); the DNR (Department of Natural Resources) found endangered plants (Black Huckleberry) on the property that cannot be disturbed; and there are additional setback requirements being the property is located on Coon Lake. Mr. Stalberger stated that Lot 23, Block 1, will retain an existing 3,000 square foot accessory building following demolition of the residential structure, the property will temporarily be non-compliant until a new dwelling is constructed. Mr. Stalberger stated that an encroachment agreement will be required for Lot 21, Block 1, due to the septic lines crossing the drainage and utility easement. Mr. Stalberger stated that a separate encroachment agreement will be required for the proposed shared dock access on Lot 23, Block 1, which is located within a drainage and utility easement to allow Public Works access to the borrow pond outlet, the designated City maintenance access point. Mr. Stalberger stated that with the development, they are planning to construct a permanent built steel dock with 40 boat slips, one for each lot in the development. Mr. Stalberger stated that there will be a tar cart path with a parking area and a long boardwalk down the wetland to the dock. Mr. Stalberger stated there will be a Homeowners Association and they have agreed that the Homeowners Association will pay 60% of ongoing fees through the years to help maintain the lake weeds, etc. on the lake.

Councilmember Entsminger asked if the DNR has approved the dock and Mr. Stalberger said they did.

Chair Pogalz asked Engineer Krugler to comment on the plat. Engineer Krugler stated that there are shoreland ordinances that must be followed and they are respecting all of the setbacks required by the DNR. Engineer Krugler stated that there is lot with a house and pole building, and the house is going to be torn down, and the pole barn will be non-conforming until a house is constructed on the lot and this will be addressed in the development agreement. Engineer Krugler

stated there will be an encroachment agreement between the developer and the city allowing a path to be constructed by the developer. Engineer Krugler stated there are requirements that there be a three-year monitoring to make sure that the native grass is regrown in the buffers for SRWMO and this will also be addressed in the development agreement. Engineer Krugler stated that each lot will pay a \$2,500 parkland dedication fee and a \$200.00 drainage fee. Engineer Krugler stated he is recommending approval of the plat.

Commissioner Dixon asked if there had been any discussion about zoning the development to PUD (Planned Unit Development). Mr. Stalberger stated there would not be a common building, like a clubhouse in the development.

Commissioner Dixon asked about the length of the cul-de-sacs and if they are compliant with city requirements. Engineer Krugler stated that the cul-de-sacs do comply with city requirements.

Chair Pogalz opened the public hearing at 6:37 p.m. and asked for public comment.

Tom Gilbert, 4015 Interlachen Drive NE, Ham Lake, MN, expressed concern about 40 boat slips on the lake. Mr. Gilbert asked if this would be a marina and how far onto the lake the boat slips would be located.

Ben Landwehr, 4121 Interlachen Drive NE, Ham Lake, MN, questioned if the DNR has approved the plan for a marina on the lake and requested to see the email from the DNR. Mr. Landwehr asked if the HOA would affect any current owners in the area or if it would only be for the 40 new homes being built. Mr. Landwehr asked to see the road plan for the new development.

Chair Pogalz stated that they are not going to debate the DNR requirements or any other authority outside of the city jurisdiction.

Jessica Hoffman, 17208 Durant Street NE, Ham Lake, MN, questioned if Durant Street will ever be extended to connect to the new development.

Eric Sanft, 3905 172nd Lane NE, Ham Lake, MN, questioned what steps are being taken to ensure that Ham Lake remains high in natural resources. Mr. Sanft stated that a permit from the DNR is required for the work being done on the boat slips to ensure safety of the aquatic species.

Ali Stone, 4033 Interlachen Drive NE, Ham Lake, MN, expressed concern about adding 40 boat slips to the lake and how this would affect the cattails.

Paul Schultz, 4110 Interlachen Drive NE, Ham Lake, MN, stated that 40 new homes will create more traffic and requested that Ham Lake bring in a grocery store.

Jason Christensen, 17510 Durant Street NE, Ham Lake, MN, inquired about the process for an adjacent homeowner to purchase the outlot and connect it to their current property.

Chair Pogalz asked for further public comment and with there being none, closed the public hearing at 7:10 p.m.

Chair Pogalz stated he completed the inspection, a copy of which is on file.

Motion by Pogalz, seconded by Fisher, to recommend approval of the Preliminary Plat and rezoning of portions of land from R-A (Rural Single Family Residential) to R-1 (Single Family Residential) for South Shore Estates Second Addition, a 40 lot and 2 outlot, single family residential development in Section 2, as requested by Jeffrey A. Stalberger of MN Development LLC, subject to paying a \$200.00 drainage fee and \$2,500.00 parkland dedication fee on each lot, subject to an encroachment agreement on Lot 21, Block 1, due to the septic lines crossing the drainage and utility easement, subject to an encroachment agreement on Lot 23, Block 1, for shared dock access that is located within a drainage and utility easement, subject to meeting the requirements of the City Engineer and meeting all City, County and State requirements. All present in favor, motion carried. *This application will be placed on the City Council's Monday, April 6, 2026 agenda.*

NEW BUSINESS: None

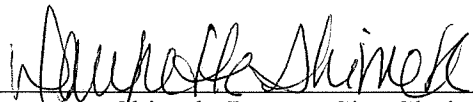
COMMISSION BUSINESS:

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 April 6, 2026 meeting.

ADJOURNMENT:

Motion by Dixon, seconded by Entsminger, to adjourn the Planning Commission meeting at 7:17 p.m. All present in favor, motion carried.



Dawnette Shimek, Deputy City Clerk