

CITY OF HAM LAKE
PLANNING COMMISSION MINUTES
MONDAY, APRIL 14, 2025

The Ham Lake Planning Commission met for its regular meeting on Monday, April 14, 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 Dixson

MEMBERS ABSENT: Commissioners Kyle Lejonvarn and Jonathan Fisher

OTHERS PRESENT: 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 Dixon, seconded by Ross, to approve the minutes of the March 24, 2025, Planning Commission meeting as written. All present in favor, motion carried.

PUBLIC HEARING:

Rezoning of Lot 1, Block 1, Hentges Addition from R-1 (Single Family Residential) to R-A (Rural Single Family Residential) in Section 15 and Section 22

Chair Pogalz stated the entire platted area of the Hentges Addition was in the R-A (Rural Residential Single Family) zoning district. Chair Pogalz stated the larger lot created by the subdivision should have remained in the R-A zoning district; the smaller lot that was created was to be rezoned to R-1 (Residential Single Family). Chair Pogalz stated that when the ordinance for rezoning was created, the entire legal description of the plat was included rather than just the legal description of Lot 2, Block 1, the smaller of the two lots. Chair Pogalz stated this purpose of this public hearing is to recommend approval of a correction to zoning for the larger lot and revert zoning for it back to R-A.

Chair Pogalz opened the public hearing at 6:03 p.m. and asked for public comment.

Jeff Halseth, 3217 159th Avenue NE.

Mr. Halseth stated he lives to the northwest of the Hentges Addition. Mr. Halseth stated he received a notification letter about this hearing and wants to know what rezoning means. Chair Pogalz explained that in 2023, when the subdivision created two lots, the

smaller of the two lots was to be rezoned to R-1, but instead the entire subdivision was rezoned to R-1. Building and Zoning Clerk Bohr presented Mr. Halseth with an image of the subdivision and explained how each of the two lots in the subdivision are to be zoned.

Chair Pogalz closed the public hearing at 6:06 p.m.

Motion by Pogalz, seconded by Dixon, to recommend approval of rezoning Lot 1, Block 1, Hentges Addition from R-1 (Single Family Residential) to R-A (Rural Single Family Residential) in Section 15 and Section 22. All present in favor, motion carried. *This application will be placed on the City Council's Monday, April 21, 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 Certificate of Occupancy for Global Distribution Inc., the Commercial Site Plan for Hearth Development and the Kohler Farms sketch plan. There will not be a Planning Commissioner present at the April 21, 2025, City Council meeting.

ADJOURNMENT:

Motion by Dixon, seconded by Entsminger, to adjourn the Planning Commission meeting at 6:07 p.m. All present in favor, motion carried.

Jennifer Bohr
Building and Zoning Clerk