



CITY OF HAM LAKE

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CITY OF HAM LAKE PLANNING COMMISSION MINUTES MONDAY, MAY 11, 2026

The Ham Lake Planning Commission met for its regular meeting on Monday, May 11, 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, Lorrie Albers, Michael Frid, Erin Dixson, and Kyle Lejonvarn.

MEMBERS ABSENT: None.

OTHERS PRESENT: City Planner, Matt Holzworth and City Engineer, David Krugler.

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 Ringler, seconded by Entsminger, to approve the minutes of the April 27, 2026 Planning Commission meeting as written. All in favor, motion carried.

PUBLIC HEARING: None

NEW BUSINESS:

1. Rich and Becky Gersdorf are requesting Sketch Plan approval for Ham Lake Estates, at 16000 Hastings Streets NE (PID: 17-32-23-41-0005) (6 Single Family Residential lots).

Chair Pogalz gave a brief overview of the application and the staff report provided by City Engineer Krugler recommending approval of the request.

Chair Pogalz asked Engineer Krugler to comment on the Sketch Plan. Engineer Krugler stated that this a 33.9-acre lot that will be split into 6 individual lots. Engineer Krugler stated there is an existing home and accessory building on the current lot that will remain in compliance after the lot split within the city code requirements. Engineer Krugler stated that the zoning ordinance requires certain impervious vs pervious area on each individual lot that will have to be handled during the building permit application process. Engineer Krugler stated that the submitted plans show existing septic setbacks. Engineer Krugler stated that they are planning on expanding

Davenport Street NE to the south that will not exceed the maximum 1,100 ft requirement for the cul-de-sac at the end. Engineer Krugler stated that the Public Works Superintendent John Witkowski is requesting a park land dedication fee of \$2,500 per lot in lieu of park dedication due to the proximity to an existing park.

Commissioner Entsminger asked if there was a discussion around potential trails. Engineer Krugler stated that there is no discussion at this time. Commissioner Entsminger asked if all six lots will have lake shore access. Chair Pogalz showed on the map that there will not be any lots with lake shore access confirmed by Engineer Krugler.

Commissioner Albers asked Engineer Krugler about the wetland on the property. Engineer Krugler stated that the homes themselves are on upland and that there is a wetland on the larger 18 acre parcel the applicant is going to keep and is unbuildable and there are no plans to build within the wetland or creek on the property.

Engineer Krugler stated this process is only a sketch plan and that more extensive environmental reviews would take place in the preliminary phase of the development.

Motion by Pogalz, seconded by Lejonvarn, to approve the Sketch Plan for Ham Lake Estates at 16000 Hastings Street NE (6 Single Family Residential lots) with a \$200 drainage fee, \$2,500 parkland dedication fee for 6 lots, with conditions meeting all engineering comments and meeting all City, State and County requirements. All in favor, motion carried.

COMMISSION BUSINESS:

City Council Update

City Planner Holzworth 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 May 18, 2026 meeting.

ADJOURNMENT:

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



Matt Holzworth, City Planner