

CITY OF HAM LAKE

15544 Central Avenue NE
Ham Lake, Minnesota 55304
(763) 434-9555
info@ci.ham-lake.mn.us

CITY OF HAM LAKE PLANNING COMMISSION MINUTES TUESDAY, MAY 26, 2026

The Ham Lake Planning Commission met for its regular meeting on Tuesday, May 26, 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, and Erin Dixon

MEMBERS ABSENT: Commissioner Kyle Lejonvarn

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 Dixon, seconded by Ringler, to approve the minutes of the May 11, 2026 Planning Commission meeting as amended. All present in favor, motion carried.

PUBLIC HEARING:

1. Ronald and Connie Claflin, Thunderstuck, request to consider the following amendment to the mining overlay district map to include the following parcels:
 - PID: 01-32-23-44-0001
 - PID: 01-32-23-44-0007

Mr. Claflin was present and stated that he is requesting the two parcels be added to the mining overlay district which he then plans to excavate the existing private pond on the property into a larger pond that would extend into the property next door. (PID: 01-32-23-0007)

Chair Pogalz asked if Mr. Claflin plans on selling the proposed excavated material. Mr. Claflin stated that he was not the one doing the excavation, and that the contractor doing the work would likely sell the excavated material and explained in further detail the process that has been proposed.

Commissioner Entsminger asked Engineer Krugler if dewatering would occur. Engineer Krugler stated that it will be up to the contractor and a DNR permit, but that is not where the current application is in the city's process.

Chair Pogalz acknowledged the staff report from Engineer Krugler providing a recommendation for approval.

Engineer Krugler stated that the areas that are specifically mentioned in the report to be added to the mining overlay district have soils that are not compliant with a standard septic system, therefore it is eligible to be included in the Mining Overlay District.

Commissioner Ringler stated that he was assigned the inspection of the property and stated that it was a straightforward inspection and seemed to be suitable area.

Chair Pogalz opened the public hearing at 6:10 p.m. and asked for public comment.

Paddy Jones, 4135 Constance Boulevard NE, Ham Lake, MN, expressed concerns about the future of the wells and water pressure.

Chair Pogalz stated that the wells are relatively lower than the excavation and will likely not affect wells in the area. Mr. Claflin stated more in-depth conversations he had with the DNR that had been about the wells and water pressure and that there was no cause for concern.

Pattie Callahan, 17440 Lexington Avenue, Ham Lake, MN, expressed concern that the pond on her property may drain.

Engineer Krugler stated that during the construction and dewatering they may see a slight drop in the water levels, but it will regenerate when the dewatering is completed.

Chair Pogalz asked for further comment and with there being none, closed the public hearing at 6:21 p.m.

Motion by Ringler, seconded by Entsminger, to recommend approval of the request of Ronald and Connie Claflin to consider the following amendment to the mining overlay district map to include PID: 01-32-23-44-0001 and PID: 01-32-23-44-0007 meetings all City, State, and County requirements limited to the description provided in the survey of the two properties. All present in favor, motion carried. *This application will be placed on the City Council's Monday, June 1, 2026, agenda.*

2. Stoson LLC, request to consider the application for a Conditional Use Permit for Wetland Banking of three parcels on PID: 11-32-23-44-0003, PID 11-32-23-42-0003, and PID 11-32-23-41-0001.

Mr. Stoddard was present and gave a summary of the application request to the Commissioners and asked for any questions.

Chair Pogalz stated that he was on the property and noticed that there was excess soil and inquired about if there would be water visible on the property. Mr. Stoddard stated it will be used to fill ditches and that the site will be built to retain water better.

Commissioner Dixon asked Engineer Krugler regarding the maximum length of cul-de-sac as there will not be any future roadway as planned. Engineer Krugler stated that because the cul-de-sac length starts at an intersection, the current roadways are compliant and that Xebec Street would be removed north of the cul-de-sac and the temporary cul-de-sac will remain.

Engineer Krugler and Mr. Stoddard explained the Wetland Banking system process and how the future of the property would look more towards completion.

Chair Pogalz opened the public hearing at 6:49 p.m. and asked for public comment.

Paddy Jones, 4135 Constance Boulevard NE, Ham Lake, MN, expressed concerns about the ditch on his property, if a potential fence will be on the property, and the construction vehicles.

Chair Pogalz and Engineer Krugler addressed questions and concerns regarding the low potential impacts that may occur in the future regarding construction, vehicles, and a fence could be constructed on Mr. Johnsons property.

Jana Pargeter, 4227 165th Avenue NE, Ham Lake, MN expressed concerns on the impact of the proposed future nature trail, if there will be hunting allowed and where the access would be.

Chair Pogalz and Engineer Krugler stated that no work will be done in the city right-of-way and that Fox Run Park would be the closest spot for parking. Mr. Stoddard stated that he proposed to have no "No Trespassing" signs around the permitter.

Paddy Johnson, 4135 Constance Boulevard NE, Ham Lake, MN, asked about the Article 9 requirement and improved road frontage, and if future bathrooms along the trail will be provided.

Chair Pogalz explained that no bathrooms would be installed and it was determined that they would use a different road to the north for construction to alleviate that need and the applicants have opted to use the appropriate road with the proper weight restriction.

Jon Huffmaster, 3752 169th Lane NE, Ham Lake, MN, expressed concerns about parking and the additional wear and tear on the existing park infrastructure and roads.

Chair Pogalz stated that there has been no traffic study done at this time and it is typically done on an as need basis. Engineer Krugler stated that the roads are rated well within potential traffic that may be generated.

Commissioner Frid asked who would maintain the trail. Engineer Krugler stated that it will be up to the city's parks department. Mr. Stoddard stated that it will be a grass trail that is proposed.

Chair Pogalz asked for further comment and with there being none, closed the public hearing at 7:14 p.m.

Chair Pogalz inspected the property and reported that it is open land in various states that it is typically used for sod and could be a good idea for the community.

Motion by Pogalz, seconded by Entsminger, to recommend approval of the request to consider Stoson LLC request to consider the application for a Conditional Use Permit for Wetland Banking of three parcels on Durant St. NE at PID: 11-32-23-44-0003, PID 11-32-23-42-0003, and PID 11-32-23-41-0001 with the following conditions:

1. Coon Creek Watershed District Permit is in place
2. National Pollutant Discharge Elimination System permits are in place
3. Minnesota Board of Water and Soil Resources approval
4. US Army Corps of Engineers approval
5. The proposed trail easement is dedicated to the City
6. All requirements recommended from the City Engineer
7. Review of the Conditional Use Permit that the wetland bank complies with City Requirements
8. Access for construction will come from Crosstown Boulevard NE or Constance Boulevard NE
9. Meet all City, State and County requirements

All present in favor, motion carried.

This application will be placed on the City Council's Monday, June 1, 2026 agenda.

NEW BUSINESS:

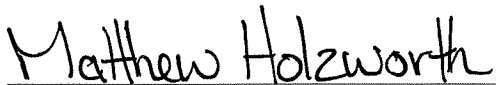
COMMISSION BUSINESS:

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 June 1, 2026, meeting.

ADJOURNMENT:

Motion by Dixon, seconded by Pogalz, to adjourn the Planning Commission meeting at 7:16 p.m. All present in favor, motion carried.


Matt Holzworth, City Planner