

CITY OF HAM LAKE
PLANNING COMMISSION MINUTES
MONDAY, JUNE 23, 2025

The Ham Lake Planning Commission met for its regular meeting on Monday, June 23, 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, Kyle Lejonvarn, Dave Ringler, Jeff Entsminger, Jonathan Fisher, David Ross and Erin Dixon

MEMBERS ABSENT: None

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 Ringler, seconded by Dixon, to approve the minutes of the May 27, 2025 Planning Commission meeting as written. All in favor, motion carried.

PUBLIC HEARING:

Ernie and Marian Rud requesting Preliminary and Final Plat approval, and rezoning of a portion of land from R-A (Rural Single Family Residential) to R-1 (Single Family Residential), for Ruds Skogsted, a residential development of one single-family residential lot and one outlot in Section 23

Mr. Ernie Rud and Mrs. Marian Rud were present. Mr. Jason Rud spoke on their behalf. Mr. Rud stated Mr. & Mrs. Rud are creating this plat for estate planning purposes. Mr. Jason Rud stated city requirements of proving livability on Outlot A, ordering a septic compliance inspection for the existing septic system on proposed Lot 1 and other criterion of the City Engineer have been addressed. Chair Pogalz asked Engineer Krugler to comment on the plat. Engineer Krugler stated the 19.2-acre parcel is being divided into one residential lot and one outlot. Engineer Krugler stated livability has been proven on the outlot so it will be treated as another lot for the purpose of meeting the requirements of Article 10-420 of the City Code with respect to easement dedication, parkland dedication and drainage fund contributions and no building restrictions will be placed on the outlot. Engineer Krugler stated proposed Lot 1 is 5.1 acres so that the existing pole

building can remain on the lot as is. Engineer Krugler stated the City Council granted the applicants permission to construct a pole building larger than 3,000 square feet on May 20, 2013. Engineer Krugler stated Public Works Superintendent Witkowski has recommended monies be paid in lieu of dedicating parkland. Engineer Krugler stated 155th Avenue NE was upgraded in 2020 and a special assessment for the upgrade was charged to residents along 155th Avenue NE. Engineer Krugler stated Mr. and Mrs. Rud must pay a portion of the deferred special assessment balance upon approval of this plat. Engineer Krugler stated right-of-way dedication, along the western edge of proposed Outlot A, for the northward extension of Vickers Street NE, will be required if Outlot A is subdivided in the future. Commissioner Lejonvarn completed the inspection, a copy which is on file. Commissioner Lejonvarn stated he met with Mr. and Mrs. Rud at the site. Commissioner Lejonvarn stated the parcel is suitable for subdivision. Commissioner Lejonvarn stated he spoke with Mr. and Mrs. Rud about monies that must be paid to satisfy the parkland dedication requirement, the drainage fees and the portion of the deferred, special assessment upon approval of the plat.

Chair Pogalz opened the public hearing at 6:06 p.m. and asked for public comment; with there being none, Chair Pogalz closed the public hearing at 6:07 p.m.

Motion by Lejonvarn, 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 Ruds Skogsted, a residential development of one single-family residential lot and one outlot in Section 23 as presented by Mr. Ernie Rud and Mrs. Marian Rud subject to a payment of \$16,009.64 for a portion of the deferred special assessment due for Outlot A, paying \$5,000 for parkland dedication for Lot 1 and Outlot A, paying \$400 for drainage fees for Lot 1 and Outlot A, meeting all the requirements of the City Engineer and meeting all City, County and State requirements. All in favor, motion carried. *This application will be placed on the City Council's Monday, July 7, 2025, agenda.*

Commissioner Entsminger removed himself from the table due to his ownership interest in property adjacent to the proposed Elwell Commercial Park development and the potential for financial benefit as a contractor for the development.

NEW BUSINESS:

Art Rosenberg of Lincoln Street Commercial, LLC, requesting Final Plat approval for the Elwell Commercial Park Development (four commercial lots and one residential outlot) in Section 29

Mr. Paul Boerboom, Mr. Art Rosenberg's counterpart, was present. Mr. Boerboom stated excavation work has started at the site and approval of the final plat will allow further progress to be made within the development. Mr. Boerboom stated he is aware that there are some outstanding details to discuss with the City Engineer related to the plat. Chair Pogalz asked Engineer Krugler to comment. Engineer Krugler stated the 37.3 acres, and four existing parcels will be platted into four commercial lots and one outlot. Engineer Krugler stated the two lots adjacent to Highway 65 NE will be zoned CD-1 (Commercial Development I) and the two lots west of the proposed Johnson Street NE extension will

be zoned CD-2 (Commercial Development II). Engineer Krugler stated Outlot A, on the western edge of the plat, will be rezoned to R-A (Rural Single Family Residential) and combined with the adjacent 29-32-23-32-0005 (1163 143rd Ave NE) parcel. Engineer Krugler stated the Johnson Street NE cul-de-sac exceeds the minimum 300-foot spacing requirement from the Highway 65 NE right-of-way as required by Resolution 05-10. Engineer Krugler stated the City Council has authorized the solicitation of bids for the upgrade and reconstruction of 143rd Avenue NE. Engineer Krugler stated 143rd Avenue NE will be upgraded to MSA standards from Highway 65 NE to Lincoln Street NE to provide structural capacity for commercial traffic. Engineer Krugler stated bids for the reconstruction of 143rd Avenue NE will be opened mid-July. Engineer Krugler stated the applicants are coordinating the intersection details with him to ensure a proper connection of Johnson Street NE with 143rd Avenue NE. Engineer Krugler stated the applicants have dedicated easements as required by city code and Coon Creek Watershed District (CCWD), they have completed a wetland delineation and obtained a permit from CCWD. Engineer Krugler stated CCWD amended their permit on May 27, 2025 due to the potential tenant of Lot 1, Block 1, modifying their design for stormwater treatment. Engineer Krugler stated the existing billboard on proposed Lot 2 will need to be taken down and the geotechnical report adequately addresses prior review comments. Engineer Krugler stated the applicant is aware of a 50-foot Northern Natural Gas (NNG) easement that is along the southern border of the plat; the applicant is to have a NNG representative on-site when working within 25 feet of the pipeline. Engineer Krugler stated the Lincoln Street NE extension, north of 143rd Avenue NE to Andover Boulevard NE, does not align with the dedicated road easement recorded with the Entsminger Farms plat; additional road easement within Entsminger Farms, that aligns with the proposed roadway easements of Elwell Commercial Park is required to be recorded prior to consideration of releasing the Elwell Commercial Park plat to the applicants to file with Anoka County. Engineer Krugler stated recording of the road easement will be required in the development agreement. Commissioner Lejonvarn asked if Outlot A was not buildable. Engineer Krugler stated proof of livability, or buildability, has not been proven so Outlot A must be combined with an adjacent lot. Chair Pogalz asked if the billboard had been removed. Mr. Boerboom stated the billboard is still in place but will be taken down by the end of July. **Motion by Pogalz, seconded by Fisher, to recommend approval of the Final Plat of Elwell Commercial Park, a four lot, one outlot commercial subdivision in Section 29 as presented by Art Rosenberg, of Lincoln Street Commercial, LLC, subject to dedicating roadway, drainage and utility easements that align with the roadway, drainage and utility easements recorded with the Entsminger Farms plat prior to filing the plat with Anoka County, requesting vacation of the excess roadway, drainage and utility easements within 1163 143rd Avenue NE after the revised roadway easement has been filed with Anoka County, combining Outlot A with 1163 143rd Avenue NE and providing proof of filing the combination request with Anoka County prior to the issuance of building permits for any lot within the development, razing the existing billboard on proposed Lot 2, new signage meeting the requirements of Article 11-310, future land use approvals, including rezoning, will be required within any portion of the expanded 1163 143rd Avenue NE parcel, meeting all the requirements of the City Engineer and meeting all City, County and State requirements. Commissioners Pogalz, Lejonvarn, Ringer, Ross, Fisher and Dixon voted yes, Commissioner**

Entsminger abstained from the vote. Motion carried. *This application will be placed on the City Council's Monday, July 7, 2025, agenda.*

Commissioner Entsminger returned to his seat at the table.

COMMISSION BUSINESS:

City Council Update

Chair Pogalz informed the Commissioners that the City Council concurred with the Commission's recommendations to approve the Special Home Occupancy Permit for Therapy Roots, LLC and the amendments to Article 9 of the City Code. A Planning Commissioner will not be present at the July 7, 2025, City Council meeting.

ADJOURNMENT:

Motion by Dixon, seconded by Fisher, to adjourn the Planning Commission meeting at 6:20 p.m. All in favor, motion carried.

Jennifer Bohr
Building and Zoning Clerk