

CITY OF HAM LAKE
PLANNING COMMISSION MINUTES
MONDAY, AUGUST 11, 2025

The Ham Lake Planning Commission met for its regular meeting on Monday, August 11, 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, Jonathan Fisher and Erin Dixon

MEMBERS ABSENT: Commissioners Kyle Lejonvarn and Dave Ringler

OTHERS PRESENT: City Engineer Dave Krugler, Building and Zoning Official Mark Jones 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 Dixon, seconded by Ross, to approve the minutes of the July 28, 2025, Planning Commission meeting as written. All present in favor, motion carried.

PUBLIC HEARING: None

Commissioner Entsminger removed himself from the table due to his ownership interest in the 15035 Aberdeen Street NE parcel.

NEW BUSINESS:

Marta Nandlall of Nishan Auction and Sales LLC, requesting a Certificate of Occupancy to operate a used car dealership at 15035 Aberdeen Street NE

Ms. Marta Nandlall was present. Chair Pogalz asked Commissioner Fisher, who completed the inspection (a copy which is on file), to comment. Commissioner Fisher stated there is a large empty parking lot on the property and two buildings. Commissioner Fisher stated one of the buildings is a warehouse/garage and the other building is a warehouse/garage with office space. Commissioner Fisher stated the property is well suited for this use. Commissioner Fisher stated the applicant purchases used vehicles from auction and will have up to eight cars on the property at one time for sale; the cars will all be licensed and will not be damaged. Commissioner Fisher stated there will be no repairs done on the property and the property will not be used as an

impound lot. Chair Pogalz asked Ms. Nandlall to comment. Ms. Nandlall stated she had no comment. Chair Pogalz asked Commissioner Fisher if he had any concerns related to the applicant's request. Commissioner Fisher stated the property is an existing lot of record with access from a city street that ends in a cul-de-sac and the property is zoned CD-2, Commercial Development II, which permits the operation of a used car sales lot. **Motion by Fisher, seconded by Ross, to recommend approval of the Certificate of Occupancy for Nishan Auction and Sales LLC as presented by Marta Nandlall, to operate a used car dealership at 15035 Aberdeen Street NE, subject to the location being used for used auto sales only, all vehicle inventory on the property must be capable of obtaining applicable licenses and all motor vehicles shall be completely assembled motor vehicles as customarily delivered from the factory, no damaged vehicles are to be kept at this location, all vehicle parking to be as shown on the parking diagram and is not to exceed 15 vehicles, no auto repair is to be performed onsite other than general maintenance, such as headlight or windshield replacement, the property not being used as an impound lot, hours of operation being Mondays from 9:00 am to 1:00 pm and Tuesday to Saturday by appointment only, Marta Nandlall or Neyvash Nandlall to be the only employees to work onsite, and meeting all State and City Codes and requirements.**

Chair Pogalz asked Ms. Nandlall if she had seen Building and Zoning Official Jones' memo and understood the conditions. Ms. Nandlall stated she had seen the memo and does understand the conditions. Commissioner Fisher stated he did review the memo with Ms. Nandlall.

Commissioners Pogalz, 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, August 18, 2025, agenda.*

Commissioner Entsminger returned to his seat at the table.

John Markquart of Markquart Ham Lake, LLC, requesting Commercial Site Plan approval to reconstruct and expand the hard surface parking area at 14525 Highway 65 NE.

Mr. John Markquart was present. Chair Pogalz confirmed the location is that of North Country RV. Mr. Markquart stated it is. Mr. Markquart stated much of the property is currently unimproved and there is not a drainage pond. Mr. Markquart stated the plans show how the property will be improved, including adding a drainage pond; the plans have obtained approval from MnDOT and the Coon Creek Watershed District (CCWD). Mr. Markquart stated the current parcel consists of three parcels that have been combined into one parcel. Mr. Markquart stated the proposed site plan will allow campers to be easily moved around on the lot, meets the requirements for fire department access and will make managing the flow of work and sales easier. Chair Pogalz asked Engineer Krugler to comment. Engineer Krugler stated after combining three parcels together, the property is 5.22 acres. Engineer Krugler stated there are trees along the eastern property line; it will up to the Planning Commission to determine if those trees provide adequate screening to the adjacent residential property and if trees should be planted along the western property line that is adjacent to Highway 65 NE. Engineer Krugler stated Great

River Energy power lines run along Highway 65 NE and the western property line. Engineer Krugler stated the applicant has acquired permits from the Coon Creek Watershed District, MnDOT and has a NPDES permit from the Minnesota Pollution Control Agency. Chair Pogalz asked Building and Zoning Official Jones to comment. Building and Zoning Official Jones stated a chain link fence has been in place around the property. Building and Zoning Official Jones stated the plans indicate some change in location for the fence. Building and Zoning Official Jones stated if the Planning Commission recommends approval, the applicant could reconstruct and relocate the chain link fence; a fence permit will be required. Mr. Markquart stated there was a chain link fence along Highway 65 NE, but it was setback approximately 37-feet due to a former access easement to the former 14533 Highway 65 NE parcel. Mr. Markquart stated he had a discussion with city staff about fencing along the western property line and it was determined a fence was not necessary. Mr. Markquart stated he would contact the city in the future if they determine a fence is needed. Mr. Markquart stated staff informed him that city code states chain link fence is not appropriate in Commercial Development I (CD-1) zoning. Mr. Markquart stated that if a fence is constructed along the western property line in the future, it would be aesthetically pleasing. Mr. Markquart stated there is currently a chain link fence along the northern, eastern and southern property lines. Mr. Markquart stated that will remain and there may be a continuation of the chain link fence from the northwest corner of the property 50 feet south along the western property line. Commissioner Dixon completed the inspection. A copy which is on file. Commissioner Dixon stated she spoke with Mr. Markquart about the fence and he stated it is his preference not to have a fence on the western property line. Commissioner Dixon stated the trees along the eastern property line provide sufficient screening. Commissioner Dixon stated she did not feel the city should require the planting of trees along the western property line as trees would obstruct the view of the campers on display for sale and there are several other properties along Highway 65 NE that do not have trees on the property border that is adjacent to Highway 65 NE. Commissioner Dixon stated adding additional asphalt to the lot will provide a better and cleaner surface for customers when they are looking at the campers. Chair Pogalz asked about the applicant's interest in changing the business hours. Commissioner Dixon stated the applicant would like to have business hours from 7:00 am to 8:00 pm Monday through Saturday and 9:00 am to 6:00 pm Sundays. Commissioner Dixon stated the applicant is requesting approval of those hours although actual business hours may differ. Commissioner Dixon stated the applicant has stated they will not be open on Sundays other than when events are scheduled. Building and Zoning Official Jones stated the parcel currently has a Conditional Use Permit (CUP); the applicant will need to apply for an amendment to the CUP to obtain approval for the proposed business hours. Building and Zoning Clerk Bohr stated the Planning Commission will review a request to amend the current CUP at the next meeting. Commissioner Dixon asked Building and Zoning Official Jones if a fence was required on the western property line. Building and Zoning Official stated a fence is not required. Building and Zoning Official Jones stated he noted the information about fencing in his memo so there was discussion about the chain link fence, and that proper approvals were obtained if the applicant wanted a chain link fence. Commissioner Dixon stated the chain link fence may be extended 50 feet along the western property line. from the northwest corner of the property. Commissioner Dixon stated that extension would be acceptable due to there being existing chain link fence in place. Chair Pogalz asked

Mr. Markquart if the 1446 145th Avenue NE parcel to the south would be combined with the 14525 Highway 65 NE parcel. Mr. Markquart stated they have decided not to take any action on that property at this time. Mr. Markquart stated there has been discussion on combining the two parcels together; that may be addressed in the future. Mr. Markquart stated the focus is on improving the 14525 Highway 65 NE parcel now. Mr. Markquart also commented on the business hours he would like to have. Mr. Markquart stated employees will likely have shorter business hours than he is requesting; he wants the ability to have the proposed business hours in the future if needed. **Motion by Dixon, seconded by Entsminger, to recommend approval of the request of John Markquart of Markquart Ham Lake, LLC, for the Commercial Site Plan to reconstruct and expand the hard surface parking area at 14525 Highway 65 NE, subject to obtaining a permit for the 50-foot extension of the chain link fence along the northwestern property line, submitting a request for an amendment to the Conditional Use Permit related to business hours, meeting the requirements of the City Engineer, meeting the requirements of the Building Official, meeting all city, state and county requirements.**

Chair Pogalz asked Commissioner Dixon if she had reviewed the memo with Mr. Markquart. Commissioner Dixon stated they discussed the memo, but she did not address every point in the memo. Mr. Markquart asked for clarification on the conditions. Commissioner Dixon provided an explanation of the conditions noted in the motion. Engineer Krugler stated outstanding items with the CCWD are the signing of an operations and maintenance agreement and paying a performance escrow to obtain a permit.

All present in favor, motion carried. *This application will be placed on the City Council's Monday, August 18, 2025, agenda.*

COMMISSION BUSINESS:

City Council Update

Chair Pogalz informed the Commissioners that the City Council tabled the Kohler Farms revised sketch plan discussion at the August 4, 2025 meeting due to the Hupp Street NE and 160th Avenue NE cul-de-sac exceeding 1,100 feet. Chair Pogalz stated the City Council held a special meeting on August 11, 2025 to review a third rendition of the sketch plan that met city code requirements for cul-de-sac lengths. Chair Pogalz stated a small cul-de-sac was added south of 160th Avenue NE, and although the length of the road overall did not change, the plans now meet city code requirements for cul-de-sacs. There will not be a Planning Commissioner present at the August 18, 2025 City Council meeting.

ADJOURNMENT:

Motion by Dixon, seconded by Fisher, to adjourn the Planning Commission meeting at 6:29 p.m. All present in favor, motion carried.

Jennifer Bohr
Building and Zoning Clerk