

CITY OF HAM LAKE
PLANNING COMMISSION MINUTES
MONDAY, SEPTEMBER 8, 2025

The Ham Lake Planning Commission met for its regular meeting on Monday, September 8, 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, David Ross, and Erin Dixon

MEMBERS ABSENT: Commissioner Jonathan Fisher

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 Lejonvarn, seconded by Dixon, to approve the minutes of the August 25, 2025, Planning Commission meeting as written. All present in favor, motion carried.

NEW BUSINESS:

Adam Bradley of Enthusiast Car Co., requesting Commercial Site Plan approval to construct a 96' X 93' parking lot at 1353 172nd Lane NE (Lot 1, Block 1, Landborg Industrial Park)

Mr. Adam Bradley was present. Mr. Bradley stated he would like to construct a larger parking lot for used car sales. Commissioner Entsminger completed the inspection, a copy which is on file. Commissioner Entsminger stated Mr. Bradley has made significant improvements to the property; the proposed parking lot will be to the north of the existing building and the parking lot will be in an area currently covered by grass. There was discussion about the information provided related to a secondary septic location. Chair Pogalz asked Mr. Bradley if he had read the memo from Building Official Jones. Mr. Bradley stated he had. **Motion by Entsminger, seconded by Ringler, to recommend approval of the request of Adam Bradley, of Enthusiast Car Co., for Commercial Site Plan approval to construct a 96' X 93' parking lot at 1353 172nd Lane NE subject to obtaining approval of the parking lot layout before starting construction of the parking lot, striping the parking lot and maintaining the striping on the lot, installing**

security lighting per Article 9-220.1(g), completely screening trash containers from view per Article 9-220.1(f) and 9-220.6(b)(i), meeting all requirements of Article 7-900 for Motor Vehicle Sales and meeting all City, County and State requirements. All present in favor, motion carried. *This application will be placed on the City Council's Monday, September 15, 2025, agenda.*

Chair Pogalz stated the applicant currently does not have a Conditional Use Permit (CUP) to perform automobile repair; does the motion need to include a condition stating the parking lot can only be constructed once a CUP is obtained. Building and Zoning Clerk stated Mr. Bradley intends to use the new parking lot to park used vehicles he will have for sale; the city has issued a Motor Vehicle Sales Lot License to Mr. Bradley as used vehicles sales is a permitted use in the I-P (Industrial Park) zoning district. Building and Zoning Clerk Bohr stated the location has been used for automobile service and repair in the past. Building and Zoning Clerk Bohr stated Mr. Bradley's CUP request will be reviewed at the next meeting. Building and Zoning Clerk Bohr stated staff supports Mr. Bradley's request for a CUP. It was determined the motion did not need to be amended.

OLD BUSINESS:

Darren Lazan of Landform Professional Services, LLC, on behalf of Jason Osberg, JD Ham Lake Holdings, LLC, requesting preliminary plat approval and rezoning of portions of land from R-A (Rural Single Family Residential) to R-1 (Single Family Residential) for Kohler Farms, a 43-lot single family residential development in Section 13. (Tabled August 25, 2025)

Mr. Darren Lazan and Mr. Jason Osberg were present. Chair Pogalz stated the Planning Commission tabled this project to allow the developer to finalize the grading plan, ensure all lots meet the one-foot soil separation requirements required by City Code, obtain Coon Creek Watershed District (CCWD) approval and to meet other engineering requirements. Chair Pogalz asked Engineer Krugler to comment. Engineer Krugler stated the plans have been modified to meet engineering requirements and the buildings are now at the required height to meet soil separation requirements. Engineer Krugler stated an outlot has been created on the western edge of the plat to avoid disturbing DNR classified endangered plants. Engineer Krugler stated the outlot will need to be combined with adjacent property; proof of conveyance of the outlot and recording of the lot combination request with Anoka County is required before any building permits will be issued. Commissioner Lejonvarn asked if any lots will be custom graded lots. Engineer Krugler stated the plans show three lots that will have custom grading. Chair Pogalz asked if CCWD could still require significant changes. Engineer Krugler stated the development is a drainage sensitive use due to adjacent farmland, however, due to the size of the proposed ponds, he does not see an issue with the developer meeting this requirement. Engineer Krugler stated the city has not yet received comments from the US Army Corps of Engineers (USACE). Engineer Krugler stated he does not anticipate any plan changing comments from the USACE. **Motion by Ringler, seconded by Lejonvarn, to recommend approval of the Preliminary Plat and rezoning of portions of land from R-A (Rural Single Family Residential) to R-1 (Single Family Residential) for Kohler Farms, a 43-lot single family residential development in Section 13, as requested by Darren Lazan of Landform Professional Services, LLC, on behalf of Jason Osberg, JD Ham Lake Holdings, LLC, subject to meeting the requirements of the**

Coon Creek Watershed District (CCWD) and the Anoka County Transportation Division, no land disturbance or dewatering is to be performed until a CCWD and NPDES permit is obtained, meeting the requirements of the City Engineer and meeting all City, County and State requirements. All present in favor, motion carried.

COMMISSION BUSINESS:

City Council Update

Chair Pogalz informed the Commissioners that the City Council concurred with the Commission's recommendations to approve the amendment to the CUP for North Country RV, a CUP for Exotic Automotives LLC and the final plat of Elwell Farms. There will not be a Planning Commissioner present at the September 15, 2025, City Council meeting.

ADJOURNMENT:

Motion by Dixon, seconded by Ringler, to adjourn the Planning Commission meeting at 6:16 p.m. All present in favor, motion carried.

Jennifer Bohr
Building and Zoning Clerk