

CITY OF HAM LAKE
PLANNING COMMISSION MINUTES
MONDAY, SEPTEMBER 22, 2025

The Ham Lake Planning Commission met for its regular meeting on Monday, September 22, 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, Dave Ringler, Jeff Entsminger, David Ross, Jonathan Fisher and Erin Dixon

MEMBERS ABSENT: Commissioner Kyle Lejonvarn

OTHERS PRESENT: 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 September 8, 2025, Planning Commission meeting as written. All present in favor, motion carried.

PUBLIC HEARING:

Adam Bradley of Enthusiast Car Co., requesting a Conditional Use Permit to operate an automobile repair shop at 1353 172nd Lane NE

Mr. Joe Johnson and Mr. Damon Brown, employees of Enthusiast Car Co., were present on behalf of Mr. Adam Bradley. Mr. Johnson stated light mechanical work, such as brakes, fluid and tire changes, will be done on cars purchased for sale and for customers. Commissioner Entsminger completed the inspection, a copy which is on file. Commissioner Entsminger stated he drove to the site; the site looked the same as it did for his previous inspection two weeks ago. Commissioner Entsminger stated the new asphalt parking lot has not yet been constructed. Commissioner Entsminger stated the owner has greatly improved the site. Chair Pogalz asked Commissioner Entsminger if he had reviewed Building Official Jones's memo with the owner, or the employees in attendance. Commissioner Entsminger stated he had spoken with Mr. Bradley about the conditions during his previous inspection.

Chair Pogalz opened the public hearing at 6:05 p.m. and asked for public comment; with there being none, Chair Pogalz closed the public hearing at 6:05 p.m.

Motion by Entsminger, seconded by Fisher, to recommend approval of a Conditional Use Permit, as requested by Adam Bradley, of Enthusiast Car Co., to operate an automobile repair shop at 1353 172nd Lane NE subject to:

- 1. Auto repair being limited to vehicle maintenance and mechanical repair only. No auto-body repair allowed.**
- 2. No outside storage of liquids, tires, parts, etc.**
- 3. All repair work needs to be done inside the building.**
- 4. All fluids are to be contained and disposed of according to State and County requirements.**
- 5. All auto sales activities be kept separate from the auto repair, and all requirements of Article 7-900 be adhered to for auto sales.**
- 6. Business hours of Monday through Friday 7:00 am to 4:00 pm.**
- 7. Meeting all City, County, and State requirements.**

All present in favor, motion carried. *This application will be placed on the City Council's Monday, October 6, 2025, agenda.*

NEW BUSINESS: None

COMMISSION BUSINESS:

City Council Update

Chair Pogalz informed the Commissioners that the City Council concurred with the Commission's recommendations to approve the Commercial Site Plan for Enthusiast Car Co. and the Preliminary Plat and Rezoning of Kohler Farms. There will not be a Planning Commissioner present at the October 6, 2025, City Council meeting.

ADJOURNMENT:

Motion by Dixon, seconded by Fisher, to adjourn the Planning Commission meeting at 6:08 p.m. All present in favor, motion carried.

Jennifer Bohr
Building and Zoning Clerk