

CITY OF HAM LAKE  
PLANNING COMMISSION MINUTES  
MONDAY, NOVEMBER 10, 2025

The Ham Lake Planning Commission met for its regular meeting on Monday, November 10, 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, David Ross, Jeff Entsminger, Jonathan Fisher, and Erin Dixon

**MEMBERS ABSENT:** Commissioner Dave Ringler

**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 Fisher, to approve the minutes of the October 13, 2025 Planning Commission meeting as written. All present in favor, motion carried.**

**PUBLIC HEARING:**

Joseph Radach of Contour Development LLC, requesting rezoning for Elwell Farms in Section 36 from R-A (Rural Single Family Residential) and R-1 (Single Family Residential) to Planned Unit Development (PUD)

Mr. Joe Radach and Mr. Steve Jones were present. Mr. Radach stated he is requesting to rezone the property to Planned Unit Development (PUD) so that a clubhouse/community building and pool, for the use by residents of the Elwell Farms development, could be constructed. Mr. Radach stated the building contractors constructing homes within the development have said the new homes they are constructing in other developments have this amenity available. Mr. Radach stated he and his partners would like to provide the same facilities for the residents of Elwell Farms. Mr. Radach stated the only change to the plans or the entire development is converting Lot 1, Block 2 Elwell Farms 2<sup>nd</sup> Addition (Formerly Lot 15, Block 5 Elwell Farms preliminary plat) from a residential single-family lot to recreational use for the clubhouse and pool. Chair Pogalz asked Mr. Radach to clarify the meaning of clubhouse/community building and pool. Mr. Radach stated the clubhouse, and pool, will be for the use of the Elwell Farms community. Mr. Radach stated residents of Elwell Farms will be members of a homeowner's association which will grant them access to the clubhouse and pool.

Mr. Radach asked the commissioners if PUD zoning could lend flexibility to the signage code. Building and Zoning Clerk Bohr stated it could not. Commissioner Dixon stated signage matters are different from rezoning which is what the commission is discussing tonight. Commissioner Lejonvarn asked if the development will become a golf cart community with a clubhouse and pool area being provided for the residents. Commissioner Lejonvarn stated anyone who operates a motorized golf cart, utility task vehicle or all-terrain vehicle on city streets must obtain a permit. Commissioner Lejonvarn asked if the developer would be informing residents of that. Commissioner Pogalz completed the inspection, a copy which is on file.

**Chair Pogalz opened the public hearing at 6:08 p.m. and asked for public comment.**

John Hippe, 13935 Frazier Street NE

Mr. Hippe asked what a PUD allows developers, or subsequent property owners, to build on the land. Mr. Hippe asked if retail buildings or other buildings could be constructed in the development in five to ten years. Mr. Hippe asked if the rezoning was for one lot or for the entire development. Mr. Hippe asked if research had been done to determine what effect the development will have on the water table and well water for the surrounding area.

Chair Pogalz stated the Minnesota DNR evaluates proposed developments and the impact new wells will have on the water supply. Chair Pogalz stated concerns related to the effects on the water table are common due to the well interference issue some residents in Ham Lake experienced in 2022-2023 when the City of Blaine began drawing water for three large wells at the same time. Chair Pogalz stated the issue related to wells in Blaine has been resolved and has not reoccurred. Chair Pogalz stated the rezoning is for the entire Elwell Farms development. Chair Pogalz stated PUD zoning allows for residential development and a second active land use of a non-residential nature. Chair Pogalz stated PUD zoning will allow for single family residential lots and recreational use on one lot where the clubhouse and pool will be constructed. Building and Zoning Clerk Bohr stated Rural Single Family Residential (R-A) zoning is also part of the Elwell Farms PUD to allow the developer to apply for a Conditional Use Permit for wetland banking.

Laura Szymanski, 4723 132<sup>nd</sup> CT NE, Blaine, MN

Mrs. Szymanski asked if she could see the new plans for the development.

Chair Pogalz stated the only change to the plans is that one lot will now have a clubhouse and pool on it instead of a single-family residential home. Mr. Radach provided Mr. and Mrs. Szymanski with a diagram of the development.

**Chair Pogalz closed the public hearing at 6:16 p.m.**

**Motion by Pogalz, seconded by Fisher, to recommend approval of the request of Joseph Radach of Contour Development, LLC, to rezone Elwell Farms in Section 36 from R-A (Rural Single Family Residential) and R-1 (Single Family Residential) to Planned Unit Development (PUD) to allow lots for single family residential home construction meeting the R-1 zoning requirements, one lot to have a clubhouse**

**and pool for recreational use and three outlots in the R-A zoning district for wetland banking usage 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, November 17, 2025, agenda.**

Chair Pogalz asked how the development was progressing. Mr. Steve Jones stated three model homes are currently under construction; three artisan homes are in the planning stage. Mr. Jones stated it is their hope to have six home foundations constructed before winter.

*Commissioner Entsminger removed himself from the table due to being the developer of the Harmony Estates 3<sup>rd</sup> Addition plat.*

### **NEW BUSINESS:**

Jeff Entsminger of Nova Development, LLC, requesting Final Plat Approval of Harmony Estates 3<sup>rd</sup> Addition (21 Single Family Residential lots and 3 outlots) in Section 22

Mr. Entsminger stated the third phase of this development is under review due to the need for drainage and utility easement revisions. Engineer Krugler stated the original Harmony Estates preliminary plat was approved in 2007. Engineer Krugler stated wetland boundaries have since been updated which required revisions to stormwater treatment plans for this phase of the development. Engineer Krugler stated drainage and utility easements were originally dedicated between Harmony Estates 2<sup>nd</sup> Addition and the proposed Harmony Estates 3<sup>rd</sup> Addition. Engineer Krugler stated that a portion of the original drainage and utility easement now needs to be vacated. Engineer Krugler stated Harmony Estates 3<sup>rd</sup> Addition consists of 80 acres and is zoned PUD due to agricultural use on a portion of the development. Engineer Krugler stated 8.62 acres (Outlot B) will be dedicated for parkland in addition to 10-feet of right-of-way on the south side of 153<sup>rd</sup> Avenue NE and 154<sup>th</sup> Avenue NE where a 10-foot-wide bituminous trail will be constructed by the developer. Engineer Krugler stated the parkland and trail easement dedication and construction will be applied as a credit to parkland dedication fees in the Development Agreement. Engineer Krugler stated FEMA Letters of Map Amendment (LOMA) will be required for Lots 1 and 6, Block 1; Lot 1, Block 2; and Lots 4, 5 and 6, Block 3. Engineer Krugler stated the FEMA LOMA must be submitted to the city before any building permits will be issued. Engineer Krugler stated the 154<sup>th</sup> Avenue NE temporary cul-de-sac right-of-way within Harmony Estates 2<sup>nd</sup> Addition will need to be vacated after the first lift of bituminous paving is completed. Engineer Krugler stated there are existing buildings where Lots 1-4, Block 5, are shown on the plans; a demolition permit must be obtained for removal of the structures and proof of septic system abandonment and proof that the well(s) have been sealed must be submitted to the Building Official before any building permits will be issued. Mr. Entsminger acknowledged that the buildings must be demolished and stated he intends to remove them during the winter months. **Motion by Pogalz, seconded by Fisher, to recommend approval of the Final Plat of Harmony Estates 3<sup>rd</sup> Addition (21 Single Family Residential lots and 3 outlots) in Section 22 as requested by Jeff Entsminger of Nova Development, LLC, subject to Outlot B, consisting of 8.62 acres, being dedicated as parkland, constructing a 10 foot wide bituminous path south of 153<sup>rd</sup> Avenue NE and 154<sup>th</sup> Avenue NE, obtaining FEMA Letters of Map Amendment for Lots 1 and 6, Block 1;**

**Lot 1, Block 2; and Lots 4, 5 and 6, Block 3, submitting FEMA Letters of Map Amendment to the city before any building permits will be issued, obtaining an encroachment agreement for a septic line crossing the drainage and utility easement on Lot 5, Block 3, vacating the 154<sup>th</sup> Lane NE temporary cul-de-sac right-of-way, demolishing existing buildings, capping existing wells, and abandoning existing septic systems within the plat prior to the issuance of any building permits, meeting the requirements of the City Engineer and meeting all City, State and County requirements. All present in favor, motion carried. *This application will be placed on the City Council's Monday, November 17, 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 Commercial Site Plans for the Church of Saint Paul, Dercon Construction and Kwik Trip, Inc at the October 20, 2025 City Council Meeting. A Planning Commissioner will not be present at the November 17, 2025 City Council meeting.

**ADJOURNMENT:**

**Motion by Dixon, seconded by Fisher, to adjourn the Planning Commission meeting at 6:28 p.m. All present in favor, motion carried.**

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Jennifer Bohr  
Building and Zoning Clerk