

CITY OF HAM LAKE

15544 Central Avenue NE
Ham Lake, Minnesota 55304
(763) 434-9555
Fax (763) 434-9599

CITY OF HAM LAKE PLANNING COMMISSION AGENDA MONDAY, JANUARY 12, 2026

CALL TO ORDER: 6:00 p.m.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES: December 8, 2025

PUBLIC HEARING:

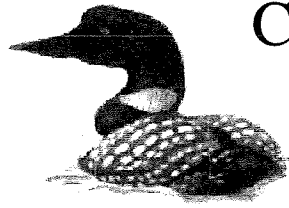
Brian
6:01 p.m. Christopher Windschill of CJ's Garage, requesting a Conditional Use Permit to operate an automotive repair shop at 1333 154th Avenue NE, Suite 250

Dave Ringler
6:01 p.m. Theresa and Christa Hentges, requesting a Multiple Dog License at 16011 Pierce Street NE

NEW BUSINESS: None

COMMISSION BUSINESS:

1. City Council Update



CITY OF HAM LAKE

15544 Central Avenue NE
Ham Lake, Minnesota 55304
(763) 434-9555
info@ci.ham-lake.mn.us

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

The Ham Lake Planning Commission met for its regular meeting on Monday, December 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, David Ross, Jeff Entsminger, Jonathan Fisher, 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 Dixon, seconded by Fisher, to approve the minutes of the November 10, 2025 Planning Commission meeting as written. All in favor, motion carried.

PUBLIC HEARING: None

NEW BUSINESS:

Richard Petersen of Cool Air Mechanical, Inc. located at 1544 134th Avenue NE requesting Commercial Site Plan approval for a .42-acre parking lot expansion located on parcel 32-32-23-43-0026

Mr. Petersen stated the septic system for the business failed and there was not an alternate location to put the septic system on the parcel. City staff proposed he purchase some adjacent property from the city to expand the parking lot and to provide space to expand the septic area in the southwest corner of the parcel. Mr. Petersen stated the land was purchased a month ago. Mr. Petersen stated he is now requesting approval for the expanding parking area. Commissioner Ross completed the inspection, a copy which is on file. Commissioner Ross stated he observed the use of parcels adjacent to Cool Air Mechanical. Commissioner Ross stated the fencing currently in place provides adequate screening for the residential properties. Commissioner Ross stated the location of the parking lot expansion makes sense. Commissioner Lejonvarn asked if a new septic system could be constructed in the southwest corner of the parcel since the soil is compacted after having been used for a parking area. Engineer Krugler stated some

soils are being replaced and a Type III, mound system, is being constructed. Commissioner Entsminger asked where the original septic system was located. Mr. Petersen presented a copy of an exhibit in the packet that identified where the septic system and new parking area will be. There was discussion about fencing and trees that will be planted per the landscape plan for screening. Commissioner Ross stated there is a six-foot wooden fence built just beyond a retaining wall along some of the parcel and there are rows of mature pine trees on the residential property to the east of this site; planting more evergreen trees along the eastern border of the proposed new parking area will provide adequate screening for the residential property. Chair Pogalz stated Building Official Jones' memo states screening is to be provided as presented on sheet C1.2 of the civil landscape plans; he did not indicate additional fencing was needed. **Motion by Ross, seconded by Fisher, to recommend approval of the request of Richard Petersen of Cool Air Mechanical, Inc., located at 1544 134th Avenue NE, for Commercial Site Plan approval for a .42-acre parking lot expansion located on parcel 32-32-23-43-0026 subject to the following conditions: the new parking surface, on parcel ID# 32-32-23-43-0026, be combined with the existing lot located at 1544 134th Avenue NE, all parking stalls be a minimum 9 feet by 20 feet and all drive aisles be a minimum of 24 feet wide, all parking stalls are to be properly marked, all curbing and hard surfaces be approved and installed according to the City Engineer's specifications, screening to be provided as shown on sheet C1.2 of the Civil Landscape plans, revision date 9/17/25, screening must be in place by July 31, 2026, Cool Air Mechanical, Inc. contacting the city when additional growth is anticipated and providing proof that additional parking needs can be accommodated, and meeting all State, County and City Codes. All in favor, motion carried. This application will be placed on the City Council's Monday, December 15, 2025, agenda.**

Darren Lazan of Landform Professional Services, LLC, on behalf of Jason Osberg, JD Ham Lake Holdings, LLC, requesting Final Plat approval for Kohler Farms, a 43-lot single family residential development in Section 13

Mr. Darren Lazan and Mr. Jason Osberg were present. Mr. Lazan stated construction started the first week of October and, after five weeks, all infrastructure is in place. Mr. Lazan stated 40 lots in the development have been sold and builders are anxious to start building model homes and homes for their clients. Chair Pogalz asked Engineer Krugler to comment. Engineer Krugler stated a few minor changes have been made to the plat since preliminary plat approval. Engineer Krugler stated an outlot was added to correct an encroachment on the western edge of the development; Outlot A will need to be combined with 4157 158th Avenue NE to the west. Engineer Krugler stated the developer will be dedicating a bike path easement, constructing a trail within the development and paying parkland dedication fees of approximately \$1,000 per lot to satisfy parkland dedication requirements. **Motion by Pogalz, seconded by Fisher, to recommend approval of the request of Darren Lazan of Landform Professional Services, LLC, on behalf of Jason Osberg, JD Ham Lake Holdings, LLC, requesting Final Plat approval for Kohler Farms, a 43-lot single family residential development in Section 13 subject to combining Outlot A with 4157 158th Avenue NE and providing proof of recording before any building permits will be issued, dedicating a 15-foot wide bike path easement along the west side of Lexington Avenue NE, constructing a**

20-foot wide trail within the development between Hupp Street NE and 158th Lane NE and paying parkland dedication fees for each lot as specified in the Development Agreement, submitting a request to vacate the three temporary right-of-way and drainage and utility easements at the connections of 158th Avenue NE, 159th Avenue NE and Hupp Street NE, meeting the requirements of the City Engineer and meeting all City, County and State Codes. All in favor, motion carried. *This application will be placed on the City Council's Monday, December 15, 2025, agenda.*

Joseph Radach of Contour Development LLC, requesting Final Plat approval, for Elwell Farms 2nd Addition (7 Single Family Residential lots and 1 recreational lot) in Section 36
Mr. Joe Radach and Mr. Steve Jones were present. Mr. Radach stated this project is the second phase of development which will be south of the first addition and will provide a connection to 137th Lane NE; the connection will provide access to Lexington Avenue NE through the Red Fox Hollow and Red Fox Hollow 2nd subdivisions. Mr. Radach stated the primary purpose of this plat is to open a lot for the construction of a clubhouse which will occur in the spring. Mr. Radach stated rezoning of the development to Planned Unit Development (PUD) was approved in November. Chair Pogalz asked Engineer Krugler to comment. Engineer Krugler stated the development has been rezoned to PUD to allow for the construction of the clubhouse and to allow wetland banking. Engineer Krugler stated the developer will need to request vacation of temporary cul-de-sac right-of-way within Red Fox Hollow 2nd Addition, request vacation of the Opal Street NE temporary cul-de-sac after completion of the first lift of bituminous paving and request vacation of the right-of-entry and drainage and utility easement within Elwell Farms 1st Addition Outlot E (Formally Red Fox Hollow 2nd Addition Outlot A). **Motion by Pogalz, seconded by Fisher, to recommend approval of the request of Joseph Radach of Contour Development LLC, requesting Final Plat approval, for Elwell Farms 2nd Addition (7 Single Family Residential lots and 1 recreational lot) in Section 36 subject to the Developer submitting a request to vacate the right-of-entry and the drainage and utility easement with Elwell Farms Outlot H, formerly Red Fox Hollow Second Addition Outlot A, the Developer submitting a request to vacate the temporary right-of-way and drainage and utility easement at the connection of 137th Lane NE once the first lift of bituminous is constructed, the Developer submitting a request to vacate the temporary right-of-way and drainage and utility easement at the connection of Opal Street NE once the first lift of bituminous is constructed, paying parkland dedication fees of \$2,500 per lot, meeting the requirements of the City Engineer and meeting all City, County and State Codes. All in favor, motion carried. *This application will be placed on the City Council's Monday, December 15, 2025, agenda.***

COMMISSION BUSINESS:

City Council Update

Chair Pogalz informed the Commissioners that the City Council concurred with the Commission's recommendations to approve rezoning the Elwell Farms subdivision to PUD and to approve the final plat of Harmony Estates 3rd Addition at the November 17, 2025 City Council Meeting. A Planning Commissioner will not be present at the December 15, 2025 City Council meeting.

ADJOURNMENT:

Motion by Dixon, seconded by Fisher, to adjourn the Planning Commission meeting at 6:23 p.m. All in favor, motion carried.

Jennifer Bohr
Building and Zoning Clerk

**CITY OF HAM LAKE
PLANNING COMMISSION REQUEST APPLICATION
INSPECTION REPORT**

MEETING DATE: January 12, 2026

INSPECTION ISSUED TO: Brian Pogalz

APPLICANT/CONTACT: Christopher Windschill

TELEPHONE NUMBER: 763-242-5720 (Business) 763-242-8942 (Cell)

BUSINESS/PLAT NAME: CJ's Garage

ADDRESS/LOCATION OF INSPECTION: 1333 154th Avenue NE, Suite 250

APPLICATION FOR: Conditional Use Permit

RECOMMENDATION: _____

DATE: _____

PLANNING COMMISSIONER SIGNATURE: _____



CITY OF HAM LAKE

PLANNING REQUEST

15544 Central Avenue NE

Ham Lake, MN 55304

Phone (763) 434-9555 Fax (763) 235-1697

Date of Application

Date of Receipt

Receipt #

Amount \$

Meeting Appearance Dates:

Planning Commission

City Council

Please check request(s):

- ☐ Metes & Bounds Conveyance
☐ Sketch Plan
☐ Preliminary Plat Approval*
☐ Final Plat Approval
☐ Rezoning*
☐ Multiple Dog License*

- ☐ Commercial Building Permit
☐ Certificate of Occupancy
☐ Home Occupation Permit
☒ Conditional Use Permit (New)*
☐ Conditional Use Permit (Renewal)
☐ Other

***NOTE:** Advisory Signage is required for land use alterations and future road connections. This application also requires a Public Hearing. Such fees shall be deducted from deposit.

Development/Business Name:

Address/Location of property:

Legal Description of property:

PIN #

Current Zoning

Proposed Zoning

Notes:

Applicant's Name:

Business Name:

Address

City

State

Zip Code

Phone

Cell Phone

Fax

Email address

You are advised that the 60-day review period required by Minnesota Statutes Chapter 15.99 does not begin to run until all of the required items have been received by the City of Ham Lake.

SIGNATURE

DATE

ACTION BY: Planning Commission

City Council

PROPERTY TAXES CURRENT YES NO
Any Active/Deferred Assessments YES NO

- FOR STAFF USE ONLY -

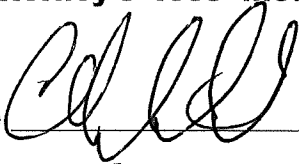
**CITY OF HAM LAKE
ACKNOWLEDGMENT OF RESPONSIBILITY
TO REIMBURSE EXPENSES**

The undersigned, Christopher Windschitl, having applied to the City of Ham Lake for consideration of a planning and zoning request, or any other permit, license, or action requiring review and/or approval of the City, as follows:

Type of Application

acknowledges that the sum of \$ 400.00, has been deposited with the City of Ham Lake to reimburse the City of Ham Lake for any out of pocket expenses incurred by the City in reviewing the proposal, including but not limited to a staff review fee, any signage required by ordinance, and City Engineer and City Attorney's fees for their review, in amounts which are not known to the City at this time. The applicant acknowledges that it is the responsibility of the undersigned to reimburse the City for any such engineering or attorney's fees incurred in review of the applicant's request, or any other expenses incurred by the City in connection with this requires, and further acknowledges that in the event that the undersigned fails to promptly remit any amounts incurred by the City in excess of the deposit, the City shall have the right to discontinue further consideration or action upon the undersigned's request, shall have the right to rescind any approvals, withdraw any permits, licenses or other consents, shall have the right to vacate any street or road, plat or other dedication, and the undersigned waives the right to claim damages arising out of any such act by the City. Furthermore, the applicant agrees that in the event that the City is required to take legal action in order to effect recovery of any of the expenses incurred by the City from the undersigned, the City shall be entitled, in addition to principle and interest, to recover its reasonable attorney's fees incurred in collecting said sums from the undersigned. GV

Applicant Signature



Dated

12-3-25
9-11-25

The following statement must be signed if the applicant is not the property owner:

Steve Lanz, as owner of the property involved in the foregoing application, agrees to be jointly and severally liable for payment of the foregoing fees.

I am aware of the application being submitted by the applicant and approve the request.

Property Owner Signature



Dated

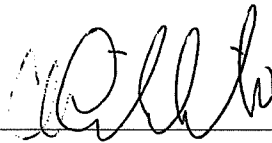
12-3-25

**NOTICE TO ALL APPLICANTS FOR MUNICIPAL
PERMITS, LICENSES,
OR OTHER MUNICIPAL ACTION**

1. *If you are requesting municipal action on any request for any of the above, you will be required to furnish certain information about yourself, the project you are involved in, or other matters pertaining to the subject. Some of the information you are asked to provide is classified by state law as either private or confidential. Private data is information which generally cannot be given to the public but can be given to the subject of the data. Confidential data is information which generally cannot be given to either the public or the subject of the data.*
2. *The purpose of this information is to enable the City Staff, Commissions, Council or other government agencies to evaluate relevant factors in considering your request. You are not legally required to provide this information. If you do not provide the requested information, the City may not act upon your request.*
3. *The information you supply will be public and available to any entity requesting to inspect the information.*

**DATA PRACTICES ADVISORY
TENNESSEN WARNING
REQUIRED BY MINNESOTA STATUTES CHAPTER 13.04**

SIGNED BY



COMPANY/TITLE:

CJ'S Garage

DATE:

10-1-25
12-3-25
CJW

CITY OF HAM LAKE

STAFF REPORT

To: Members of the Planning Commission

From: Mark Jones, Building Official

Subject: Conditional Use Permit for CJ'S Garage at 1333 154th Avenue NE

Introduction/Discussion:

CJ'S Garage is requesting a Conditional Use Permit (CUP) for powersports and small engine repair. The property is in a CD-2 (commercial development 2) zoning district, and per Article 9-220.3(c), all conditional uses or temporary conditional uses in the CD-1 District are allowed within a CD-2 zoning. Automobile Repair Shops of ATVs, Snowmobiles, Motorcycles, Jet skis, Boats and other Marine Equipment is allowed in CD-1 zoning as a Conditional Use. CJ'S Garage will provide mechanical repair and maintenance services to ATV'S, UTV'S, outboard motors, snowmobiles, lawn tractors and other small engines. CJ'S Garage will employ three full-time mechanics. Hours of operation are stated to be Monday and Thursday from 9:00 am to 6:00 pm, Tuesday and Wednesday from 9:00am to 5:00pm and Friday from 8:00 am to 5:00 pm. Closed on Saturday and Sunday. Customer traffic will be between 5-10 daily for pickup or drop off powersports and small engines for repair. CJ'S Garage will be utilizing the open space on the northside of the building for outside storage (see site diagram). Per Article 9-220.1 Standards Common to All Mercantile Districts (2) Permitted Outside Storage, screened outside storage is permitted if used as a condition of approval of any site plan, conditional use permit on any CD-1 or CD-2 parcel involving pre-existing main buildings or structures

Recommendation:

I recommend approving the Conditional Use Permit (CUP) for CJ'S Garage with the following conditions:

1. Repairs are limited to powersports and small engine repair such as ATV'S, UTV'S, outboard motors, snowmobiles, lawn tractors and other small engines
2. No outside storage of liquids, tires, parts, etc.
3. All repair work needs to be done inside the building.
4. No test riding of vehicles on city streets.
5. All fluids are to be contained and disposed of according to State and County requirements.
6. Business hours, Monday and Thursday from 9:00 am to 6:00 pm, Tuesday and Wednesday from 9:00am to 5:00pm and Friday from 8:00 am to 5:00 pm. Closed on Saturday and Sunday
7. No outdoor storage within the Minnesota pipeline easement or within ten feet of the property line, all other outside storage must be within the approved site diagram.
8. Outside storage to be screened as required by code.
9. Meeting all City, County, and State requirements.



CITY OF HAM LAKE

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Ham Lake, Minnesota 55304
(763) 434-9555
info@ci.ham-lake.mn.us

NOTICE OF PUBLIC HEARING CITY OF HAM LAKE COUNTY OF ANOKA STATE OF MINNESOTA

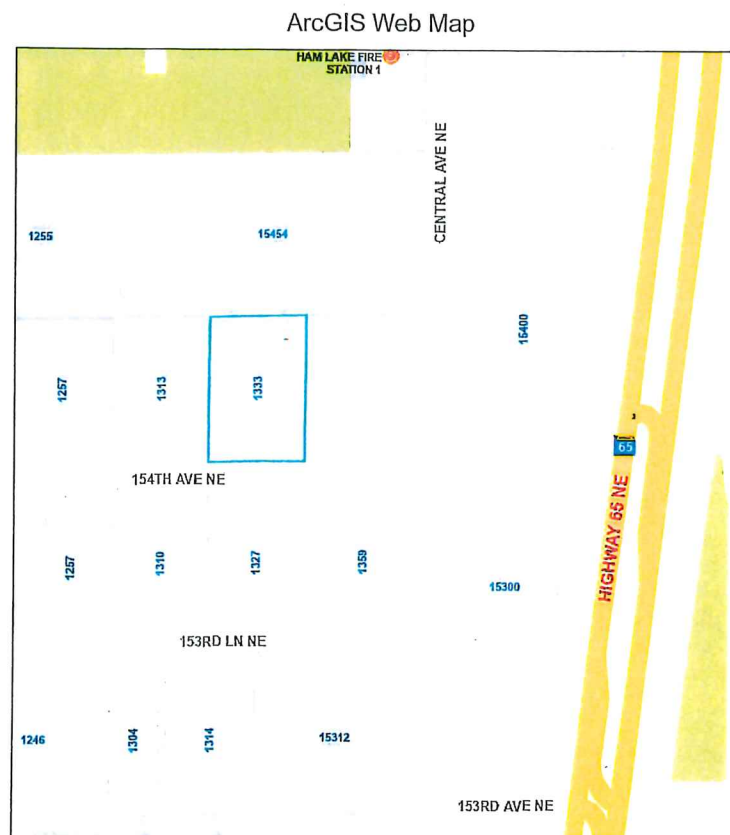
TAKE NOTICE, that pursuant to the requirements of Minnesota Law, a public hearing shall be held before the Ham Lake Planning Commission on Monday, January 12, 2026 at 6:01 p.m. at the City Hall located at 15544 Central Avenue NE, for the purpose of considering the application of Christopher Windschill, of CJ's Garage, requesting a Conditional Use Permit to operate an automobile repair shop, at 1333 154th Avenue NE, Suite 250 such land situated in the City of Ham Lake, Anoka County, Minnesota and which is described as follows to wit:

LOT 2 BLOCK 1 ULFERTS FOURNIER ACRES

At such hearing both written and oral comments will be heard.

DATED: January 1, 2026

Nicole Wheeler
Administrative Assistant
City of Ham Lake



BOXELL, MICHAEL
 PIN: 20-32-23-24-0012
 1257 154TH AVE NE
 HAM LAKE, MN 55304

CITROWSKE, CHAD
 PIN: 20-32-23-24-0026
 1241 153RD LN NE
 HAM LAKE, MN 55304

H&H REALTY LLC
 PIN: 20-32-23-24-0001
 15454 CENTRAL AVE NE
 HAM LAKE, MN 55304

LANTZ, STEVEN G
 PIN: 20-32-23-24-0029
 39375 SUNRISE RD
 NORTH BRANCH, MN 55056

ROYAL ACRES PROPERTY LLC
 PIN: 20-32-23-24-0030
 2475 161ST AVE NW
 ANDOVER, MN 55304

BOSTROM, AUSTIN A
 PIN: 20-32-23-24-0027
 1257 153RD LN NE
 HAM LAKE, MN 55304

EGGERTH, KEVIN
 PIN: 20-32-23-13-0003
 PO BOX 48104
 MINNEAPOLIS, MN 55448

HAM LAKE INDUSTRIAL LLC
 PIN: 20-32-23-24-0023
 16526 W 78TH ST # 501
 EDEN PRAIRIE, MN 55346

LB COMMERCIAL LLC
 PIN: 20-32-23-24-0028
 1313 154TH AVE NE
 HAM LAKE, MN 55304

1310 154TH AVE LLC
 PIN: 20-32-23-24-0020
 1310 154TH AVE NE
 HAM LAKE, MN 55304

ENGLUND PROPERTIES LLP
 PIN: 20-32-23-24-0022
 1327 153RD LN NE
 HAM LAKE, MN 55304

HENRIKSON CARL & DONNA
 PIN: 20-32-23-24-0017
 1255 154TH LN NE
 HAM LAKE, MN 55304

NORLING PROPERTIES
 ENTERPRISES LLC
 PIN: 20-32-23-13-0011
 15300 HIGHWAY 65 NE
 HAM LAKE, MN 55304

CJ'S Garage is a powersports and small engine repair company. We repair atv's, utv's, outboard boat motors, snowmobiles, lawn tractors, snowblowers, and most things with a small gas engine.

Traffic to the store is 5-10 vehicles per day on average.

We store some of the atv's, lawn mowers, and boats outside in the rear.

Business hours:

Monday 9-6

Tuesday 9-5

Wednesday 9-5

Thursday 9-6

Friday 8-5

Closed on Saturday and Sunday

3 employees

Christopher Windschill

Business address

1333 154th Ave NE

Ham Lake MN 55304

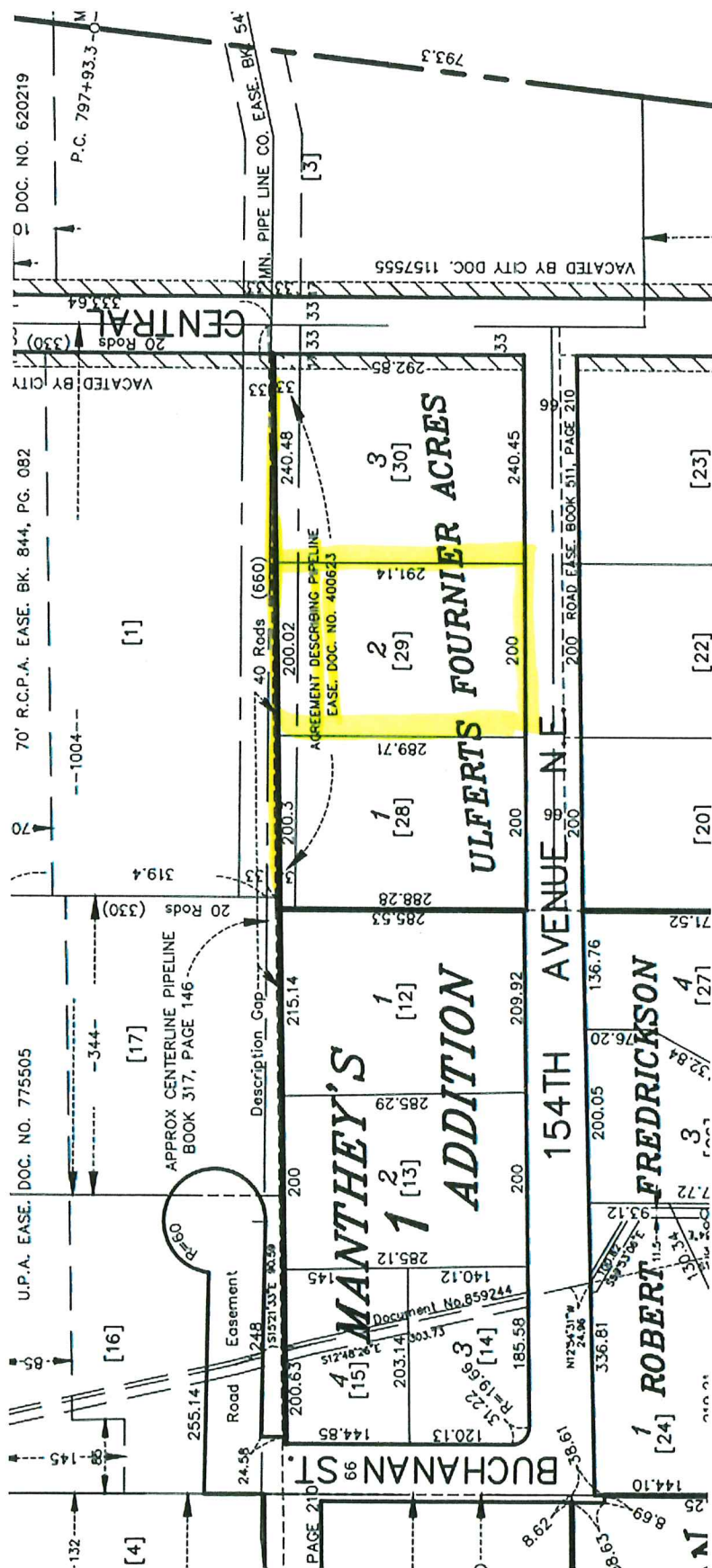
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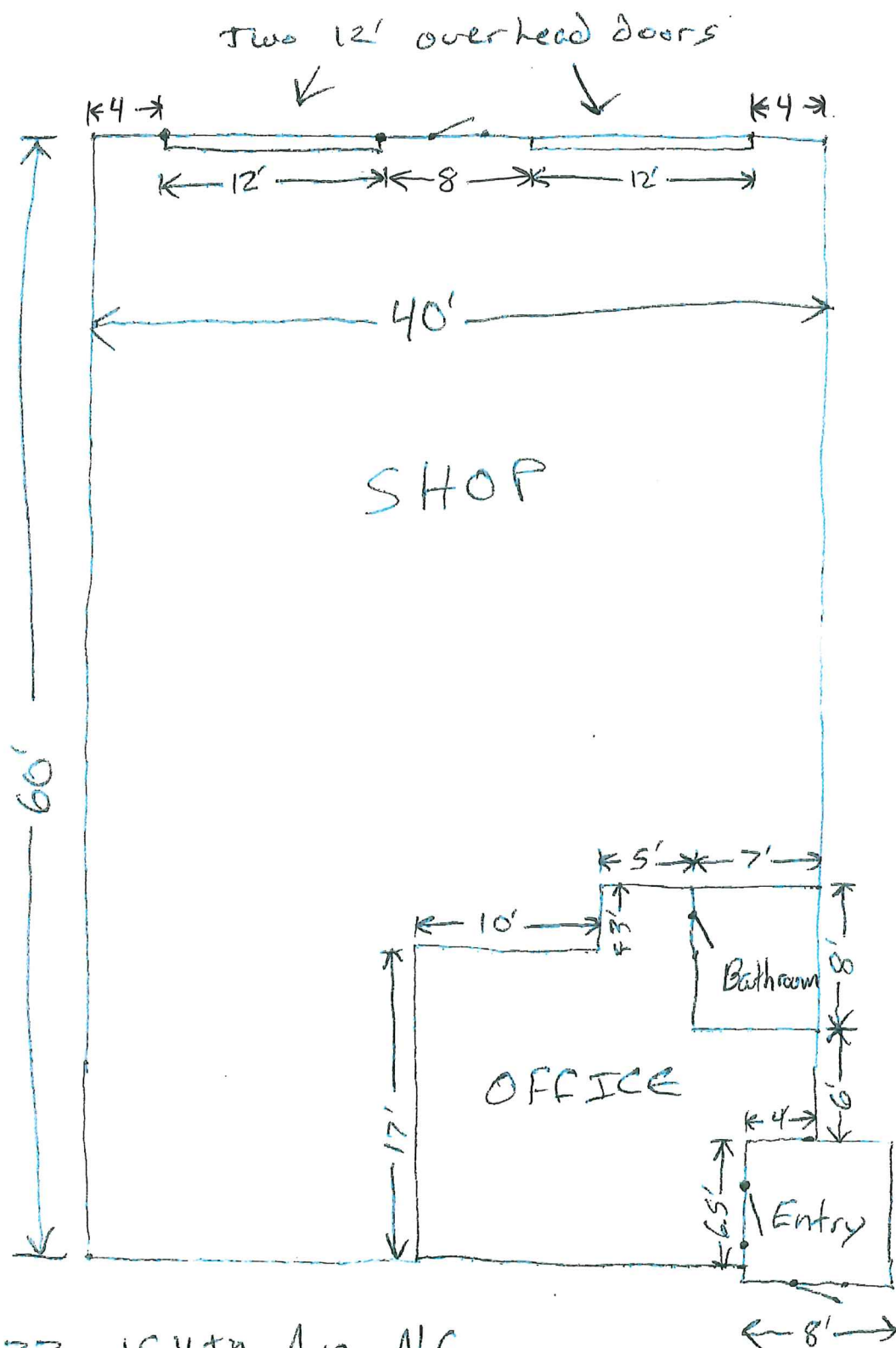
Home address

2658 179th Ave NE

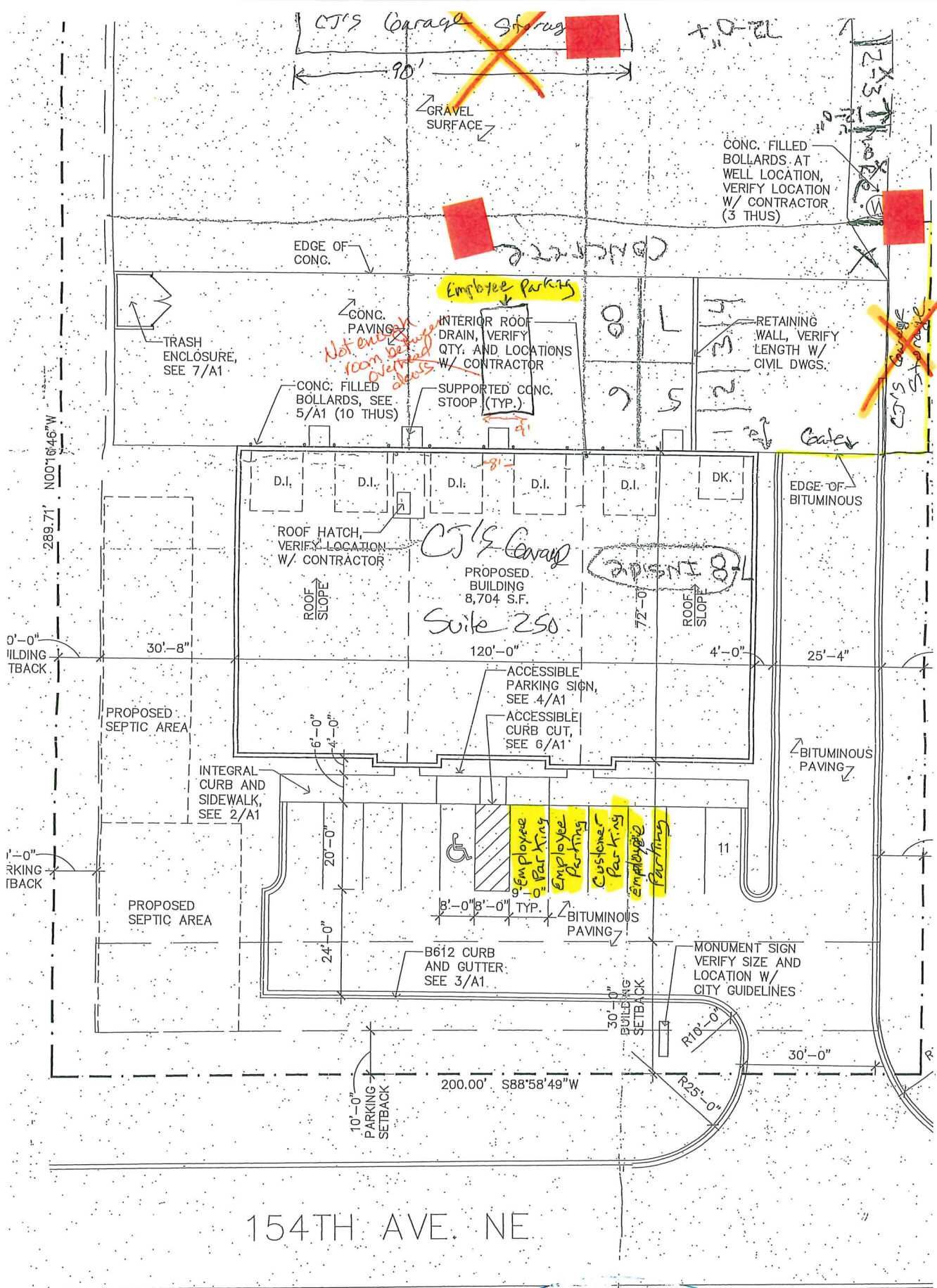
Ham Lake MN 55304

763-242-8942





1333 154th Ave NE
Suite 250
Ham Lake MN 55304



154TH AVE. NE

1 SITE PLAN
A1 SCALE: 1" = 20'



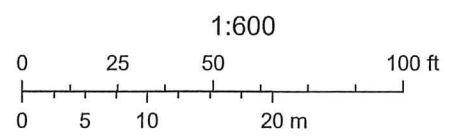
ArcGIS Web Map



10/10/2025, 9:16:50 AM

- Multi-units

↑ NORTH





**CITY OF HAM LAKE
PLANNING COMMISSION REQUEST APPLICATION
INSPECTION REPORT**

MEETING DATE: January 12, 2026

INSPECTION ISSUED TO: Dave Ringler

APPLICANT/CONTACT: Theresa & Christa Hentges

TELEPHONE NUMBER: 360-936-9664 or 706-761-7916

BUSINESS/PLAT NAME: _____

ADDRESS/LOCATION OF INSPECTION: 16011 Pierce Street NE

APPLICATION FOR: Multiple Dog License

RECOMMENDATION: _____

DATE: _____

PLANNING COMMISSIONER SIGNATURE: _____



CITY OF HAM LAKE

PLANNING REQUEST

15544 Central Avenue NE

Ham Lake, MN 55304

Phone (763) 434-9555 Fax (763) 235-1697

Date of Application 12/22/25

Date of Receipt 12/22/25

Receipt # 104739 Amount \$ 250.00

Meeting Appearance Dates:

Planning Commission 1/12/26

City Council _____

Please check request(s):

☐ Metes & Bounds Conveyance

☐ Sketch Plan

☐ Preliminary Plat Approval*

☐ Final Plat Approval

☐ Rezoning*

☒ Multiple Dog License*

☐ Commercial Building Permit

☐ Certificate of Occupancy

☐ Home Occupation Permit

☐ Conditional Use Permit (New)*

☐ Conditional Use Permit (Renewal)

☐ Other _____

***NOTE: Advisory Signage is required for land use alterations and future road connections. This application also requires a Public Hearing. Such fees shall be deducted from deposit.**

Development/Business Name: Deer Ridge

Address/Location of property: 16011 Pierce St NE Ham Lake, MN 55304

Legal Description of property: Lot 13, Block 1 Deer Ridge

PIN # _____ Current Zoning _____ Proposed Zoning _____

Notes: _____

Applicant's Name: Theresa & Christa Hentges

Business Name: NA

Address 16011 Pierce St NE

City Ham Lake State MN Zip Code 55304

Phone 360-936-9664 Cell Phone 766-761-7916 Fax _____

Email address _____

You are advised that the 60-day review period required by Minnesota Statutes Chapter 15.99 does not begin to run until all of the required items have been received by the City of Ham Lake.

SIGNATURE

DATE 12/22/25

- FOR STAFF USE ONLY -

ACTION BY: Planning Commission _____
City Council _____

PROPERTY TAXES CURRENT YES NO
Any Active/Deferred Assessments YES NO

**NOTICE TO ALL APPLICANTS FOR MUNICIPAL
PERMITS, LICENSES,
OR OTHER MUNICIPAL ACTION**

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2. *The purpose of this information is to enable the City Staff, Commissions, Council or other government agencies to evaluate relevant factors in considering your request. You are not legally required to provide this information. If you do not provide the requested information, the City may not act upon your request.*

3. *The information you supply will be public and available to any entity requesting to inspect the information.*

**DATA PRACTICES ADVISORY
TENNESSEN WARNING
REQUIRED BY MINNESOTA STATUTES CHAPTER 13.04**

SIGNED BY

 Christa Bert

COMPANY/TITLE: _____

DATE: 12/22/25

**CITY OF HAM LAKE
ACKNOWLEDGMENT OF RESPONSIBILITY
TO REIMBURSE EXPENSES**

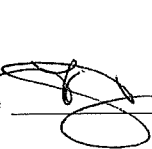
The undersigned, Christa & Hentger Hentges ^{Theresa}, having applied to the City of Ham Lake for consideration of a planning and zoning request, or any other permit, license, or action requiring review and/or approval of the City, as follows:

Multiple Dog Licence

Type of Application

acknowledges that the sum of \$ _____, has been deposited with the City of Ham Lake to reimburse the City of Ham Lake for any out of pocket expenses incurred by the City in reviewing the proposal, including but not limited to a staff review fee, any signage required by ordinance, and City Engineer and City Attorney's fees for their review, in amounts which are not known to the City at this time. The applicant acknowledges that it is the responsibility of the undersigned to reimburse the City for any such engineering or attorney's fees incurred in review of the applicant's request, or any other expenses incurred by the City in connection with this requires, and further acknowledges that in the event that the undersigned fails to promptly remit any amounts incurred by the City in excess of the deposit, the City shall have the right to discontinue further consideration or action upon the undersigned's request, shall have the right to rescind any approvals, withdraw any permits, licenses or other consents, shall have the right to vacate any street or road, plat or other dedication, and the undersigned waives the right to claim damages arising out of any such act by the City. Furthermore, the applicant agrees that in the event that the City is required to take legal action in order to effect recovery of any of the expenses incurred by the City from the undersigned, the City shall be entitled, in addition to principle and interest, to recover its reasonable attorney's fees incurred in collecting said sums from the undersigned.

Applicant Signature

 Christa Hentger

Dated 12/22/25

The following statement must be signed if the applicant is not the property owner:

_____, as owner of the property involved in the foregoing application, agrees to be jointly and severally liable for payment of the foregoing fees.

I am aware of the application being submitted by the applicant and approve the request.

Property Owner Signature _____ Dated _____



CITY OF HAM LAKE

15544 Central Avenue NE
Ham Lake, Minnesota 55304
(763) 434-9555
info@ci.ham-lake.mn.us

NOTICE OF PUBLIC HEARING CITY OF HAM LAKE COUNTY OF ANOKA STATE OF MINNESOTA

TAKE NOTICE, that pursuant to the requirements of Minnesota Law, a Public Hearing shall be held before the Ham Lake Planning Commission on Monday, January 12, 2026 at 6:01 p.m. at the City Hall located at 15544 Central Avenue NE for the purpose of considering a Multiple Dog License for Theresa and Christa Hentges, 16011 Pierce Street NE, a parcel of certain land situated in the City of Ham Lake, Anoka County, Minnesota and which is described as follows to wit:

PIN# 17-32-23-32-0008

LOT 13, BLOCK 1, DEER RIDGE

At such hearing both written and oral comments will be heard.

DATED: January 1, 2026

Nicole Wheeler
Administrative Assistant
City of Ham Lake



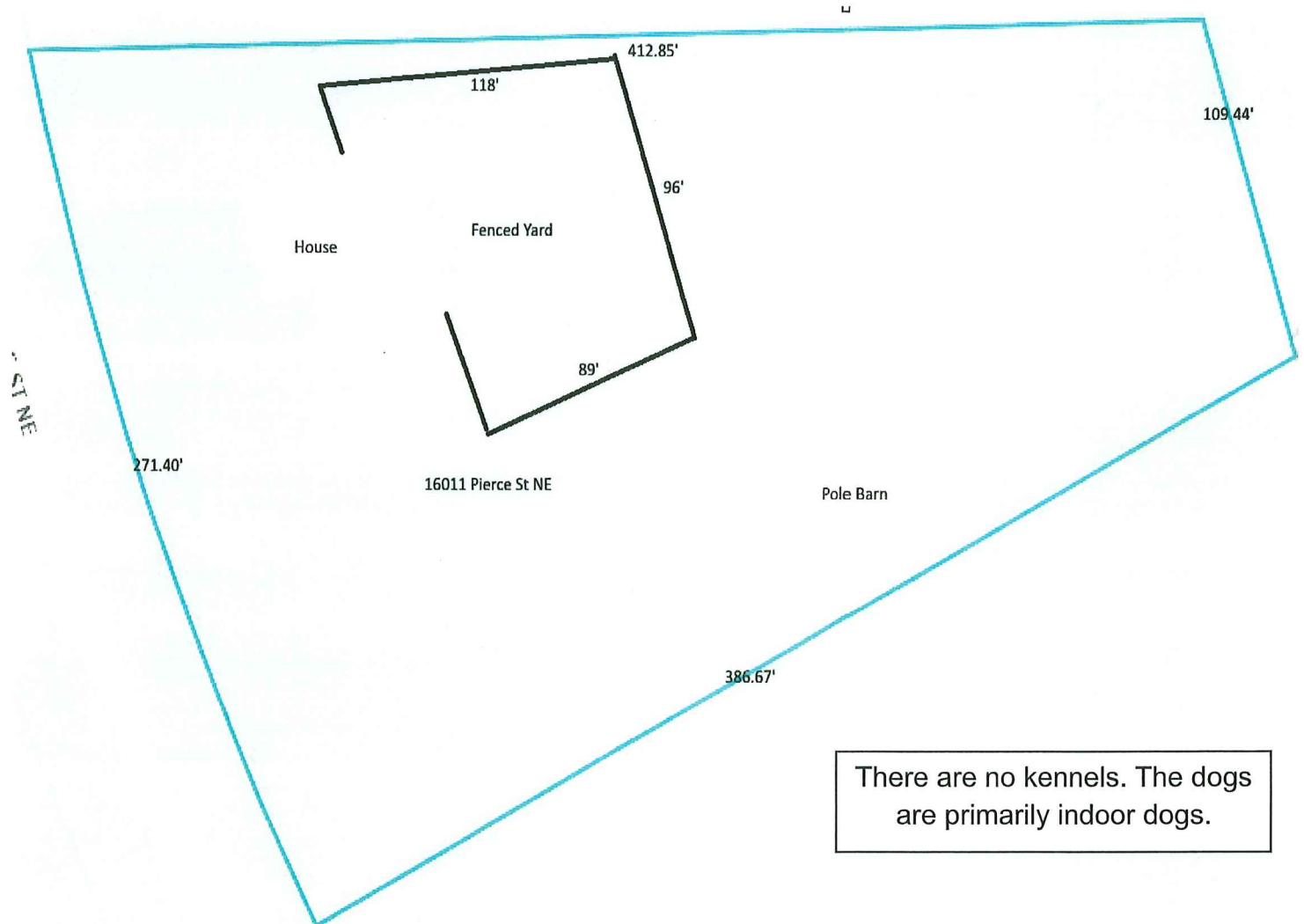
BERGLIN, TERESA L	PIN: 17-32-23-32-0018	16032 PIERCE ST NE	HAM LAKE, MN 55304
BUCHMAN SANDRA K	PIN: 17-32-23-32-0005	15915 PIERCE ST NE	HAM LAKE, MN 55304
CECO CONCRETE CONST LLC	PIN: 17-32-23-31-0012	10100 AMBASSADOR DR STE 400	KANSAS CITY, MO 64153
COPA TRUSTEE THAD MICHAEL	PIN: 18-32-23-44-0020	955 159TH AVE NE	HAM LAKE, MN 55304
CRAWFORD COLIN	PIN: 17-32-23-24-0014	1222 CONSTANCE BLVD NE	HAM LAKE, MN 55304
DELMORE, SEAN	PIN: 18-32-23-41-0005	968 160TH LN NE	HAM LAKE, MN 55304
DOLL JULIE A	PIN: 18-32-23-41-0003	16066 POLK ST NE	HAM LAKE, MN 55304
FEILEN ERIN E	PIN: 17-32-23-32-0004	1137 159TH AVE NE	HAM LAKE, MN 55304
FISHER NANCEE H	PIN: 17-32-23-32-0016	15960 PIERCE ST NE	HAM LAKE, MN 55304
FRANE ZAC	PIN: 17-32-23-32-0003	1149 159TH AVE NE	HAM LAKE, MN 55304
GATZMER DEAN A & CHRYSA M	PIN: 17-32-23-32-0015	15940 PIERCE ST NE	HAM LAKE, MN 55304
GROEN CASEY W & CONNIE J	PIN: 17-32-23-33-0010	15904 PIERCE ST NE	HAM LAKE, MN 55304
HENTGES CHRISTA L	PIN: 17-32-23-32-0008	16011 PIERCE ST NE	HAM LAKE, MN 55304
HOVET ROGER D & BRENDA S	PIN: 17-32-23-32-0017	16014 PIERCE ST NE	ANDOVER, MN 55304
JOHNSON MARK V	PIN: 17-32-23-32-0014	15922 PIERCE ST NE	HAM LAKE, MN 55304
KELSAY, JOAN A	PIN: 17-32-23-32-0007	15953 PIERCE ST NE	HAM LAKE, MN 55304
KIFFMEYER JOHN P	PIN: 17-32-23-32-0010	1121 160TH LN NE	HAM LAKE, MN 55304
LACOE DONALD J & CAROL ANN	PIN: 17-32-23-32-0002	1153 159TH AVE NE	HAM LAKE, MN 55304
LAND TROY J	PIN: 18-32-23-41-0007	939 159TH AVE NE	HAM LAKE, MN 55304
MICHELS MARVIN H & MARY L	PIN: 18-32-23-14-0002	928 CONSTANCE BLVD NE	ANOKA, MN 55304
MONTAIN, CATHLEEN A	PIN: 17-32-23-23-0002	1160 CONSTANCE BLVD NE	HAM LAKE, MN 55304
NEW STAR PROPERTY LLC	PIN: 17-32-23-31-0015	1305 159TH AVE NE	HAM LAKE, MN 55304
NEWMAN, JULIE ANN	PIN: 17-32-23-32-0006	15937 PIERCE ST NE	HAM LAKE, MN 55304
OCEL KIMBERLY S & MATTHEW F	PIN: 17-32-23-23-0003	1120 CONSTANCE BLVD NE	HAM LAKE, MN 55304
OCEL, GEORGE D	PIN: 17-32-23-23-0004	10578 181ST AVE NW	ELK RIVER, MN 55330
OLSEN, ANDREW G	PIN: 18-32-23-41-0004	956 160TH LN NE	HAM LAKE, MN 55304
RHOADES, MICHELLE	PIN: 17-32-23-31-0002	16056 CENTRAL AVE NE	HAM LAKE, MN 55304
SCHWANDT DOUGLAS H & PAMELA J	PIN: 17-32-23-32-0011	1101 160TH LN NE	HAM LAKE, MN 55304
STRANDE GENE M	PIN: 18-32-23-41-0013	849 159TH AVE NE	HAM LAKE, MN 55304
STUMO KRAIG P & KRISTINE K	PIN: 17-32-23-32-0013	1017 160TH LN NE	HAM LAKE, MN 55304
TAYLOR MARK A	PIN: 17-32-23-33-0009	15858 PIERCE ST NE	HAM LAKE, MN 55304
TIRIO LAURIE	PIN: 17-32-23-32-0012	3767 EDGERTON ST	HAM LAKE, MN 55304
VESSELS, ANTHONY R	PIN: 17-32-23-32-0009	16029 PIERCE ST NE	VADNAIS HEIGHTS, MN 55127

16011 Pierce Street NE

Ham Lake, MN 55304

Complete Legal Description:

- **Legal:** LOT 13 BLOCK 1 DEER RIDGE.
- **Parcel ID:** 173223320008.
- **Location:** Ham Lake, MN.
- **County:** Anoka.
- **Lot Size:** 1.81 Acres



At 16011 Pierce St NE, Ham Lake, MN 55304, we have six (6) dogs most of which are small breed dogs not exceeding 15 pounds. We are not breeders and most of our dogs have come to be with us through rescue. Our dogs are as follows:

1. Sadie is a 13-year-old terrier mix that weighs 12 lbs.



2. Simba is a 10-year old chihuahua that weighs 14 lbs.



3. Charli is a 9 year old toy poodle that weighs 13 lbs.



4. Miley is a 7 year old mini Australian Shepard that weighs 32 lbs



5. Oliver is a 5 year old terrier mix that weighs 11lbs.



6. Jax is an 8 month old labradoodle that weighs 52 lbs.



We do not keep kennels in the yard. All of our dogs are mainly indoor dogs and only go outside to play or use the bathroom. As the weather warms up, we will be putting a screen on the fence to disrupt Jax's line of site to the neighbors to reduce his barking.

Sadie's vaccine history

Banfield Pet Hospital of El Paso
Zaragosa

11836 Joe Battle Blvd,
El Paso, TX 79936
915-849-9700

Birth Date: 3/1/2012

Age: 13 years

Species: Canine

Breed: Terrier

Owner Details

Christa Hentges

706-761-7916

1611 Pierce St NE,

Ham Lake, MN 55304

July 22, 2025

Bordetella

Dr. Catherine Amelia Cla Townes

Coon Rapids

June 15, 2025

Leptospirosis

El Paso

Lyme

El Paso

May 21, 2025

Lyme

El Paso

Leptospirosis

El Paso

January 24, 2025

Rabies

El Paso

DAPP

El Paso

Bordetella

El Paso

Canine Influenza (H3N8)

El Paso

Canine Influenza (H3N2)

El Paso

June 22, 2024

Bordetella

Dr. Daniel Marquez

El Paso

October 31, 2023

Rabies

Dr. Daniel Marquez

El Paso

Bordetella

Dr. Daniel Marquez

El Paso

DAPP

Dr. Daniel Marquez

El Paso

June 4, 2023

Bordetella	Dr. Caroline Rojas	El Paso
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December 17, 2022

Rabies	Dr. Daniel Marquez	El Paso
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DAPP	Dr. Daniel Marquez	El Paso
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Bordetella	Dr. Daniel Marquez	El Paso
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Canine Influenza (H3N8)	Dr. Daniel Marquez	El Paso
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Canine Influenza (H3N2)	Dr. Daniel Marquez	El Paso
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September 22, 2021

Bordetella	Dr. Leah Ilene Zigelsky	Savannah
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Canine Influenza (H3N8)	Dr. Leah Ilene Zigelsky	Savannah
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Canine Influenza (H3N2)	Dr. Leah Ilene Zigelsky	Savannah
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September 1, 2021

Canine Influenza (H3N8)	Dr. Bradley A Caissie	Savannah
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Canine Influenza (H3N2)	Dr. Bradley A Caissie	Savannah
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May 16, 2021

Rabies	Dr. Daniel Marquez	El Paso
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DAPP	Dr. Daniel Marquez	El Paso
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Bordetella	Dr. Daniel Marquez	El Paso
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December 9, 2019

Bordetella	Dr. Christopher Merren	El Paso
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June 20, 2019

Bordetella	Dr. Kaley Alissa Franklin	El Paso
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November 19, 2018

Bordetella	Dr. Christopher Merren	El Paso
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August 18, 2017

Rabies	Dr. Valerie Darlin	El Paso
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DAPP	Dr. Valerie Darlin	El Paso
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Bordetella	Dr. Valerie Darlin	El Paso
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March 1, 2017

Bordetella	Dr. Christopher Merren	El Paso
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August 30, 2016

Bordetella	Dr. Christopher Merren	El Paso
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Bordetella	Dr. Christopher Iverren	El Paso
November 8, 2015		
Bordetella	Dr. Caroline Rojas	El Paso
December 18, 2014		
Bordetella	Dr. Teri Wolf	El Paso
August 7, 2014		
Rabies	Dr. Caroline Rojas	El Paso
DAPP	Dr. Caroline Rojas	El Paso
June 18, 2014		
Bordetella	Dr. Gabriel Vasquez	El Paso
December 17, 2013		
Bordetella	Dr. Caroline Rojas	El Paso
July 22, 2013		
DAPP	Dr. Gabriel Vasquez	El Paso
Rabies	Dr. Gabriel Vasquez	El Paso
February 23, 2013		
Bordetella	Dr. Emanuel E. Ponsford	El Paso
June 16, 2012		
Rabies	Dr. Emanuel E. Ponsford	El Paso
DAPP	Dr. Emanuel E. Ponsford	El Paso
Bordetella	Dr. Emanuel E. Ponsford	El Paso
May 26, 2012		
DAPP	Dr. Paul Langner	El Paso
May 5, 2012		
DAPP	Dr. Laura Heaton	El Paso

Simba's vaccine history

Banfield Pet Hospital of El Paso
Zaragosa

11836 Joe Battle Blvd,
El Paso, TX 79936
915-849-9700

Birth Date: 4/27/2015

Age: 10 years

Species: Canine

Breed: Chihuahua (Long Coat)

Owner Details

Christa Hentges

706-761-7916

1611 Pierce St NE,
Ham Lake, MN 55304

July 22, 2025

Bordetella

Dr. Catherine Amelia Cla Townes

Coon Rapids

June 15, 2025

Lyme

El Paso

Leptospirosis

El Paso

May 21, 2025

Leptospirosis

El Paso

Lyme

El Paso

Canine Influenza (H3N8)

El Paso

Canine Influenza (H3N2)

El Paso

January 24, 2025

Bordetella

El Paso

September 6, 2024

DAPP

Coon Rapids

Rabies

Coon Rapids

September 5, 2024

Rabies

Dr. Rachel Elizabeth Goodman

El Paso

DAPP

Dr. Rachel Elizabeth Goodman

El Paso

April 27, 2024

Bordetella	Dr. Rachel Elizabeth Goodman	El Paso
Canine Influenza (H3N8)	Dr. Rachel Elizabeth Goodman	El Paso
Canine Influenza (H3N2)	Dr. Rachel Elizabeth Goodman	El Paso
October 31, 2023		
Bordetella	Dr. Daniel Marquez	El Paso
June 4, 2023		
Bordetella	Dr. Caroline Rojas	El Paso
December 17, 2022		
Bordetella	Dr. Daniel Marquez	El Paso
Canine Influenza (H3N8)	Dr. Daniel Marquez	El Paso
Canine Influenza (H3N2)	Dr. Daniel Marquez	El Paso
December 12, 2021		
Bordetella	Dr. Diedre Michelle Montgomery	Savannah
September 22, 2021		
Canine Influenza (H3N8)	Dr. Leah Ilene Zigelsky	Savannah
Canine Influenza (H3N2)	Dr. Leah Ilene Zigelsky	Savannah
September 1, 2021		
Canine Influenza (H3N8)	Dr. Bradley A Caissie	Savannah
Canine Influenza (H3N2)	Dr. Bradley A Caissie	Savannah
August 3, 2021		
Rabies	Dr. Collier Strenkert	El Paso
DAPP	Dr. Collier Strenkert	El Paso
Bordetella	Dr. Collier Strenkert	El Paso
July 28, 2019		
Bordetella	Dr. Caroline Rojas	El Paso
January 29, 2019		
Bordetella	Dr. Rachel Goodman	El Paso
February 13, 2018		
Bordetella	Dr. Christopher Merren	El Paso
August 18, 2017		
Rabies	Dr. Valerie Darlin	El Paso
DAPP	Dr. Valerie Darlin	El Paso
Bordetella	Dr. Valerie Darlin	El Paso

March 1, 2017

Bordetella	Dr. Christopher Merren	El Paso
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August 30, 2016

Rabies	Dr. Christopher Merren	El Paso
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DAPP	Dr. Christopher Merren	El Paso
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Bordetella	Dr. Christopher Merren	El Paso
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February 11, 2016

Bordetella	Dr. Gabriel Vasquez	El Paso
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September 24, 2015

Rabies	Dr. Jamila McKenzie-Long	El Paso
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DAPP	Dr. Jamila McKenzie-Long	El Paso
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Bordetella	Dr. Jamila McKenzie-Long	El Paso
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July 8, 2015

DAPP	Dr. Gabriel Vasquez	El Paso
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June 11, 2015

DAPP	Dr. Teri Wolf	El Paso
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Charlie's vaccine history

Banfield Pet Hospital of Coon
Rapids

13215 Northdale Blvd NW,
Coon Rapids, MN 55448
763-323-9121

Birth Date: 10/28/2016
Age: 9 years
Species: Canine
Breed: Poodle

Owner Details

Theresa Hentges
360-936-9664
16011 Pierce st NE,
Ham Lake, TX 553042210

November 8, 2025

Rabies

Dr. Andrew Hesson

Coon Rapids

Leptospirosis

Dr. Andrew Hesson

Coon Rapids

DAPP

Dr. Andrew Hesson

Coon Rapids

July 23, 2025

Lyme

Dr. Ildiko Therneau

Coon Rapids

July 2, 2025

Bordetella

Dr. Ashley Ann Anderson

Coon Rapids

Lyme

Dr. Ashley Ann Anderson

Coon Rapids

January 7, 2025

Leptospirosis

El Paso

Bordetella

El Paso

May 18, 2024

Bordetella

Dr. Rachel Elizabeth Goodman

El Paso

November 11, 2023

Leptospirosis

Dr. Rachel Elizabeth Goodman

El Paso

Bordetella

Dr. Rachel Elizabeth Goodman

El Paso

March 26, 2023

Bordetella

Dr. Rachel Elizabeth Goodman

El Paso

September 17, 2022

Rabies	Dr. Rachel Elizabeth Goodman	El Paso
Leptospirosis	Dr. Rachel Elizabeth Goodman	El Paso
DAPP	Dr. Rachel Elizabeth Goodman	El Paso
Bordetella	Dr. Rachel Elizabeth Goodman	El Paso

November 16, 2019

Bordetella	RD Christine A Boehm	El Paso
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May 26, 2019

Rabies	Dr. Kaley Alissa Franklin	El Paso
DAPP	Dr. Kaley Alissa Franklin	El Paso
Bordetella	Dr. Kaley Alissa Franklin	El Paso

October 16, 2018

Bordetella	Dr. Christopher Merren	El Paso
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April 20, 2018

Rabies	Dr. Gabriel Vasquez	El Paso
Leptospirosis	Dr. Gabriel Vasquez	El Paso
DAPP	Dr. Gabriel Vasquez	El Paso
Bordetella	Dr. Gabriel Vasquez	El Paso

March 1, 2017

Leptospirosis	Dr. Christopher Merren	El Paso
DAPP	Dr. Christopher Merren	El Paso

February 11, 2017

Rabies	Dr. Christopher Merren	El Paso
Leptospirosis	Dr. Christopher Merren	El Paso
DAPP	Dr. Christopher Merren	El Paso

January 18, 2017

DAPP	Dr. Christopher Merren	El Paso
Bordetella	Dr. Christopher Merren	El Paso

December 28, 2016

Bordetella	Dr. Heather Mix	Coon Rapids
DAPP	Dr. Heather Mix	Coon Rapids

Miley's vaccine history

Banfield Pet Hospital of Coon
Rapids

13215 Northdale Blvd NW,
Coon Rapids, MN 55448
763-323-9121

Birth Date: 11/9/2018
Age: 7 years
Species: Canine
Breed: Shepherd, Australian

Owner Details

Christa Hentges
706-761-7916
1611 Pierce St NE,
Ham Lake, MN 55304

July 31, 2025

Bordetella	Dr. Ashley Ann Anderson	Coon Rapids
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June 4, 2025

Leptospirosis	Dr. Heather Mix	Coon Rapids
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Lyme	Dr. Heather Mix	Coon Rapids
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May 16, 2025

Leptospirosis		El Paso
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Lyme		El Paso
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February 4, 2025

Bordetella		El Paso
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August 16, 2024

Rabies	Dr. Rachel Elizabeth Goodman	El Paso
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DAPP	Dr. Rachel Elizabeth Goodman	El Paso
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Bordetella	Dr. Rachel Elizabeth Goodman	El Paso
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February 10, 2024

Bordetella	Dr. Rachel Elizabeth Goodman	El Paso
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August 5, 2023

Rabies	Dr. Daniel Marquez	El Paso
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DAPP	Dr. Daniel Marquez	El Paso
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Bordetella	Dr. Daniel Marquez	El Paso
November 16, 2019		
Bordetella	RD Christine A Boehm	El Paso
March 14, 2019		
DAPP	Dr. Kaley Alissa Franklin	El Paso
February 21, 2019		
Rabies	Dr. Kaley Alissa Franklin	El Paso
DAPP	Dr. Kaley Alissa Franklin	El Paso
January 23, 2019		
DAPP	Dr. Kaley Alissa Franklin	El Paso
Bordetella	Dr. Kaley Alissa Franklin	El Paso
January 2, 2019		
DAPP	Dr. Kaley Alissa Franklin	El Paso

Oliver's vaccine history

Banfield Pet Hospital of Coon
Rapids

13215 Northdale Blvd NW,
Coon Rapids, MN 55448
763-323-9121

Birth Date: 7/19/2020
Age: 5 years
Species: Canine
Breed: Terrier

Owner Details

Christa Hentges
706-761-7916
1611 Pierce St NE,
Ham Lake, MN 55304

July 31, 2025

Leptospirosis

Dr. Ashley Ann Anderson

Coon Rapids

Bordetella

Dr. Ashley Ann Anderson

Coon Rapids

June 4, 2025

Lyme

Dr. Heather Mix

Coon Rapids

May 16, 2025

Lyme

El Paso

February 4, 2025

Bordetella

El Paso

December 15, 2024

Canine Influenza (H3N8)

El Paso

Canine Influenza (H3N2)

El Paso

August 16, 2024

Rabies

Dr. Rachel Elizabeth Goodman

El Paso

Leptospirosis

Dr. Rachel Elizabeth Goodman

El Paso

DAPP

Dr. Rachel Elizabeth Goodman

El Paso

Bordetella

Dr. Rachel Elizabeth Goodman

El Paso

December 28, 2023

Bordetella

Dr. Kendell Scarborough

El Paso

Canine Influenza (H3N8)	Dr. Kendell Scarborough	El Paso
Canine Influenza (H3N2)	Dr. Kendell Scarborough	El Paso
August 10, 2023		
Leptospirosis	Dr. Rachel Elizabeth Goodman	El Paso
July 19, 2023		
Leptospirosis	Dr. Rachel Elizabeth Goodman	El Paso
Rabies	Dr. Rachel Elizabeth Goodman	El Paso
DAPP	Dr. Rachel Elizabeth Goodman	El Paso
Bordetella	Dr. Rachel Elizabeth Goodman	El Paso

Jax's vaccine history

Banfield Pet Hospital of Coon
Rapids

13215 Northdale Blvd NW,
Coon Rapids, MN 55448
763-323-9121

Birth Date: 4/7/2025
Age: 0 years
Species: Canine
Breed: Poodle, Medium

Owner Details

Christa Hentges
706-761-7916
1611 Pierce St NE,
Ham Lake, MN 55304

August 25, 2025

Lyme	Dr. Ashley Ann Anderson	Coon Rapids
Leptospirosis	Dr. Ashley Ann Anderson	Coon Rapids

August 2, 2025

Lyme	Dr. Heather Mix	Coon Rapids
Leptospirosis	Dr. Heather Mix	Coon Rapids
DAPP	Dr. Heather Mix	Coon Rapids

July 11, 2025

DAPP	Dr. Reanne Elizabeth Erickson	Coon Rapids
Bordetella	Dr. Reanne Elizabeth Erickson	Coon Rapids

July 3, 2025

Rabies		Coon Rapids
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June 23, 2025

DAPP		Coon Rapids
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June 2, 2025

DAPP		Coon Rapids
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