



# 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, APRIL 27, 2026

**CALL TO ORDER:** 6:00 p.m.

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF MINUTES:** March 23, 2026

### **PUBLIC HEARING:**

6:01 p.m. Dave Erickson of KE Properties LLC, requesting to rezone of a certain parcel of land from R-AH (Affordable Housing District) to R-1 (Single Family Residential) for 1 single family lot in Section 32

Inspection:  
Dave Ringler

6:01 pm To consider the revocation of the Conditional Use Permit for Ryan Beltrand to operate North Central Motors, LLC at 17159 Highway 65 NE (PID #08-32-23-13-0005)

Inspection:  
Brian Pogalz

### **NEW BUSINESS:**

1. Jeff Harstad and Heather Wollan (JHHW, LLC) of Allstate Distribution, requesting a Certificate of Occupancy to operate an office/warehouse and fabrication business at 13928 Lincoln Street NE

Inspection: Jeff  
Entsminger

2. Patrick McKelvey of Best Siding Company Inc./TGP Baseball and Softball Academy, LLC requesting a Certificate of Occupancy to operate a Training Facility at 1310 154<sup>th</sup> Avenue NE

Inspection:  
Dave Ringler

### **COMMISSION BUSINESS:**

1. City Council Update

# CITY OF HAM LAKE COMMISSIONER PAY FORM

EMPLOYEE # \_\_\_\_\_ NAME \_\_\_\_\_

PPE 4/26/2026  
PAID 5/2/2026

COMMISSION MEETINGS

DATE	\$

(11) \_\_\_\_\_ X \$30 =  MEETING TOTAL

OTHER MEETINGS

DATE	MEETING	\$

(11) \_\_\_\_\_ X \$20 =  MEETING TOTAL

INSPECTIONS

DATE	APPLICANT and LOCATION	\$

(60) \_\_\_\_\_ X \$20 =  INSPECTION TOTAL

GRAND TOTAL DUE

EMPLOYEE SIGNATURE \_\_\_\_\_

ADMINISTRATION APPROVED \_\_\_\_\_

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

**MTG DATE: April 13, 2026**

**INSPECTION ISSUED TO: Dave Ringler**

**APPLICANT/CONTACT: Dave Erickson of KE Properties**

**TELEPHONE NUMBER: 612-201-1131**

**BUSINESS/PLAT NAME:**

**ADDRESS/LOCATION OF INSPECTION: 1016 Bunker Lake Blvd NE**

**APPLICATION FOR: Rezoning from R-AH to R-1 for one single family lot**

**RECOMMENDATION: \_\_\_\_\_**

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**DATE: \_\_\_\_\_**

**PLANNING COMMISSIONER SIGNATURE: \_\_\_\_\_**

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

**MTG DATE: April 27, 2026**

**INSPECTION ISSUED TO: Brian Pogalz**

**APPLICANT/CONTACT: Ryan Beltrand**

**TELEPHONE NUMBER: 763-656-3520 or 763-493-2224**

**BUSINESS/PLAT NAME: North Central Motors**

**ADDRESS/LOCATION OF INSPECTION: 17159 Highway 65 NE**

**APPLICATION FOR: Staff requesting revocation of Conditional Use Permit**

**RECOMMENDATION: \_\_\_\_\_**

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\_\_\_\_\_

**DATE: \_\_\_\_\_**

**PLANNING COMMISSIONER SIGNATURE: \_\_\_\_\_**

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

**MTG DATE: April 27, 2026**

**INSPECTION ISSUED TO: Jeff Entsminger**

**APPLICANT/CONTACT: Jeff Harstad or Heather Wollan**

**TELEPHONE NUMBER: 763-234-0920 or 763-234-8482**

**BUSINESS/PLAT NAME: Allstate Building**

**ADDRESS/LOCATION OF INSPECTION: 13928 Lincoln Street NE**

**APPLICATION FOR: Certificate of Occupancy**

**RECOMMENDATION: \_\_\_\_\_**

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**DATE: \_\_\_\_\_**

**PLANNING COMMISSIONER SIGNATURE: \_\_\_\_\_**

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

**MTG DATE: April 27, 2026**

**INSPECTION ISSUED TO: Dave Ringler**

**APPLICANT/CONTACT: Patrick McKelvey**

**TELEPHONE NUMBER: 612-369-5099**

**BUSINESS/PLAT NAME: Best Siding Company, Inc/TGP Baseball & Softball Academy**

**ADDRESS/LOCATION OF INSPECTION: 1310 154<sup>th</sup> Avenue NE**

**APPLICATION FOR: Certificate of Occupancy**

**RECOMMENDATION: \_\_\_\_\_**

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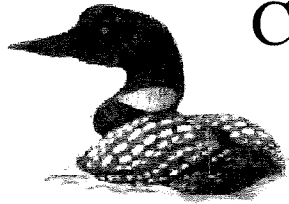
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**DATE: \_\_\_\_\_**

**PLANNING COMMISSIONER SIGNATURE: \_\_\_\_\_**



# 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, MARCH 23, 2026

The Ham Lake Planning Commission met for its regular meeting on Monday, March 23, 2026, 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, Jonathan Fisher, and Erin Dixon

**MEMBERS ABSENT:** Commissioner Kyle Lejonvarn

**OTHERS PRESENT:** City Engineer, Dave Krugler; Deputy City Clerk, Dawnette Shimek; and Administrative Assistant, Nicole Wheeler

**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 February 23, 2026 Planning Commission meeting as written. All present in favor, motion carried.**

**PUBLIC HEARING:**

Jeffrey A. Stalberger of MN Developments LLC, requesting Preliminary and Final Plat approval and rezoning portions of land from R-A (Rural Single Family Residential) to R-1 (Single Family Residential) for South Shore Estates (3 lots) in Section 2

Mr. Stalberger stated he is requesting Preliminary and Final Plat approval and rezoning portions of land from R-A (Rural Single Family Residential) to R-1 (Single Family Residential) for South Shore Estates.

Chair Pogalz asked Engineer Krugler to comment on the plat. Engineer Krugler stated that this is a minor plat subdividing 94.28 acres into 3 lots and there are no new roads being constructed within this project. Engineer Krugler stated that there is an existing house and accessory building located on Lot 1, Block 2 that will remain and be retained by the current owner. Engineer Krugler stated that there is an existing accessory building located on Lot 1, Block 1, that is also proposed to remain, and the driveway will be paved prior to issuance of any building permits. Engineer Krugler stated that soil boring tests report confirms that there is adequate area for a primary and secondary septic system on all three lots. Engineer Krugler stated that the developer will have to pay a \$2,500.00 parkland dedication and a \$200.00 drainage fee for each of the three parcels. Engineer Krugler stated he recommends approval of the minor plat.

**Chair Pogalz opened the public hearing at 6:06 p.m. and asked for public comment.**

Chair Pogalz stated that there have been social media posts going around about things that are perceived to be happening in this plat. Misinformation mentioned on social media regarding the size of the lots. Chair Pogalz stated that the proposed lots within the developments conform with City Code and a one-acre minimum lot size has been in effect since 1999; and prior to that the minimum lot size requirement was 2.5 acres per lot. Chair Pogalz stated that increased traffic on Vickers Street NE has also been stated to be a concern and yes, there will be increased traffic, just as there was when other lots in the area were developed. Chair Pogalz stated there was concern brought up regarding how 40 new wells will affect the aquifer and other wells located in the area; the DNR manages wells and would not provide approval if they did not think the aquifers could provide water to these 40 homes. Chair Pogalz stated that another concern that typically comes up is the septic systems, especially as close to the lake as this plat is, although numerous septic systems that are very close to the lake currently on lake lots. Chair Pogalz stated that the proper authorities have received this information and are aware of the high-water marks and where septic locations need to be placed not to impact that. Chair Pogalz stated there have also been concerns regarding the property being rezoned from R-A (Rural Single Family Residential) to R-1 (Single Family Residential) and new residential developments are always rezoned to R-1. Chair Pogalz asked the audience if they have comments and concerns to please come up, state their name and address and sign in as well.

Ali Stone, 4033 Interlachen Drive NE, Ham Lake, MN, asked if changing the zoning from R-A to R-1 would affect the number of trees that can be removed from the property.

Jessica Hoffman, 17208 Durant Steet NE, Ham Lake, MN, questioned what the egress on Durant Street means as far as additional traffic in the neighborhood.

Ben Landwehr, 4121 Interlachen Drive NE, Ham Lake, MN, expressed concern about future well issues with 40 additional homes in the neighborhood. Mr. Landwehr asked what percentage of property was rural zoning vs single-family residential zoning in Ham Lake.

Chair Pogalz stated that the city does not require a tree preservation plan, however it is always advantageous for developers to save trees. Engineer Krugler stated that well studies would require the DNR to get involved and that is generally where larger wells are proposed. Chair Pogalz also stated that it is not up to the City whether the school district can handle additional attendance. Engineer Krugler stated according to the City's Comprehensive Plan, single family residential zoning is 54% of the City, agriculture and undeveloped property are 16% and the other 30% would be commercial, industrial, and government property.

Jessica Hoffman, 17208 Durant Street NE, Ham Lake, MN questioned what the difference is between R-A zoning and R-1 zoning.

When a residential development is approved, the property is rezoned to R-1 for single family homes, which is more restrictive than R-A zoning where uses could go beyond what is allowed in R-1 zoning.

**Chair Pogalz asked for further public comment and with there being none, closed the public hearing at 6:22 p.m.**

Chair Pogalz stated he completed the inspection, a copy of which is on file.

**Motion by Pogalz, seconded by Fisher, to recommend approval of the Preliminary and Final Plat and rezoning of a portion of land from R-A (Rural Single Family Residential) to R-1 (Single Family Residential) for South Shore Estates, a 3-lot single family residential development in Section 2 as requested by Jeffrey A. Stalberger of MN Development LLC, subject to paying a \$200.00 drainage fee and \$2,500.00 parkland dedication fee on each of the three lots, meeting all of the requirements of the City Engineer 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, April 6, 2026 agenda.***

Jeffrey A. Stalberger of MN Developments LLC, requesting Preliminary Plat approval and rezoning portions of land from R-A (Rural Single Family Residential) to R-1 (Single Family Residential) for South Shore Estates Second Addition (40 residential lots and 2 outlots) in Section 2

Mr. Stalberger stated that they are proposing to develop 40 Single Family Residential lots and 2 outlots on 105 acres of land in Section 2; the outlots are not buildable and will be combined with adjacent property. Mr. Stalberger stated that this development was more challenging because two watersheds are involved, CCWD (Coon Creek Watershed District) and SRWMO (Sunrise River Watershed Management Organization); the DNR (Department of Natural Resources) found endangered plants (Black Huckleberry) on the property that cannot be disturbed; and there are additional setback requirements being the property is located on Coon Lake. Mr. Stalberger stated that Lot 23, Block 1, will retain an existing 3,000 square foot accessory building following demolition of the residential structure, the property will temporarily be non-compliant until a new dwelling is constructed. Mr. Stalberger stated that an encroachment agreement will be required for Lot 21, Block 1, due to the septic lines crossing the drainage and utility easement. Mr. Stalberger stated that a separate encroachment agreement will be required for the proposed shared dock access on Lot 23, Block 1, which is located within a drainage and utility easement to allow Public Works access to the borrow pond outlet, the designated City maintenance access point. Mr. Stalberger stated that with the development, they are planning to construct a permanent built steel dock with 40 boat slips, one for each lot in the development. Mr. Stalberger stated that there will be a tar cart path with a parking area and a long boardwalk down the wetland to the dock. Mr. Stalberger stated there will be a Homeowners Association and they have agreed that the Homeowners Association will pay 60% of ongoing fees through the years to help maintain the lake weeds, etc. on the lake.

Councilmember Entsminger asked if the DNR has approved the dock and Mr. Stalberger said they did.

Chair Pogalz asked Engineer Krugler to comment on the plat. Engineer Krugler stated that there are shoreland ordinances that must be followed and they are respecting all of the setbacks required by the DNR. Engineer Krugler stated that there is lot with a house and pole building, and the house is going to be torn down, and the pole barn will be non-conforming until a house is constructed on the lot and this will be addressed in the development agreement. Engineer Krugler

stated there will be an encroachment agreement between the developer and the city allowing a path to be constructed by the developer. Engineer Krugler stated there are requirements that there be a three-year monitoring to make sure that the native grass is regrown in the buffers for SRWMO and this will also be addressed in the development agreement. Engineer Krugler stated that each lot will pay a \$2,500 parkland dedication fee and a \$200.00 drainage fee. Engineer Krugler stated he is recommending approval of the plat.

Commissioner Dixon asked if there had been any discussion about zoning the development to PUD (Planned Unit Development). Mr. Stalberger stated there would not be a common building, like a clubhouse in the development.

Commissioner Dixon asked about the length of the cul-de-sacs and if they are compliant with city requirements. Engineer Krugler stated that the cul-de-sacs do comply with city requirements.

**Chair Pogalz opened the public hearing at 6:37 p.m. and asked for public comment.**

Tom Gilbert, 4015 Interlachen Drive NE, Ham Lake, MN, expressed concern about 40 boat slips on the lake. Mr. Gilbert asked if this would be a marina and how far onto the lake the boat slips would be located.

Ben Landwehr, 4121 Interlachen Drive NE, Ham Lake, MN, questioned if the DNR has approved the plan for a marina on the lake and requested to see the email from the DNR. Mr. Landwehr asked if the HOA would affect any current owners in the area or if it would only be for the 40 new homes being built. Mr. Landwehr asked to see the road plan for the new development.

Chair Pogalz stated that they are not going to debate the DNR requirements or any other authority outside of the city jurisdiction.

Jessica Hoffman, 17208 Durant Street NE, Ham Lake, MN, questioned if Durant Street will ever be extended to connect to the new development.

Eric Sanft, 3905 172<sup>nd</sup> Lane NE, Ham Lake, MN, questioned what steps are being taken to ensure that Ham Lake remains high in natural resources. Mr. Sanft stated that a permit from the DNR is required for the work being done on the boat slips to ensure safety of the aquatic species.

Ali Stone, 4033 Interlachen Drive NE, Ham Lake, MN, expressed concern about adding 40 boat slips to the lake and how this would affect the cattails.

Paul Schultz, 4110 Interlachen Drive NE, Ham Lake, MN, stated that 40 new homes will create more traffic and requested that Ham Lake bring in a grocery store.

Jason Christensen, 17510 Durant Street NE, Ham Lake, MN, inquired about the process for an adjacent homeowner to purchase the outlot and connect it to their current property.

**Chair Pogalz asked for further public comment and with there being none, closed the public hearing at 7:10 p.m.**

Chair Pogalz stated he completed the inspection, a copy of which is on file.

**Motion by Pogalz, seconded by Fisher, 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 South Shore Estates Second Addition, a 40 lot and 2 outlot, single family residential development in Section 2, as requested by Jeffrey A. Stalberger of MN Development LLC, subject to paying a \$200.00 drainage fee and \$2,500.00 parkland dedication fee on each lot, subject to an encroachment agreement on Lot 21, Block 1, due to the septic lines crossing the drainage and utility easement, subject to an encroachment agreement on Lot 23, Block 1, for shared dock access that is located within a drainage and utility easement, subject to meeting the requirements of the City Engineer 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, April 6, 2026 agenda.***

**NEW BUSINESS:** None

**COMMISSION BUSINESS:**

City Council Update

Deputy City Clerk Shimek stated that all items from the Planning Commissions previous meeting were approved by the City Council. A Planning Commissioner will not be attending the City Council's April 6, 2026 meeting.

**ADJOURNMENT:**

**Motion by Dixon, seconded by Entsminger, to adjourn the Planning Commission meeting at 7:17 p.m. All present in favor, motion carried.**

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Dawnette Shimek, Deputy City Clerk

Meeting Date: April 27, 2026

**CITY OF HAM LAKE**  
*STAFF REPORT*

**To: Members of the Planning Commission**

**From: Dawnette Shimek, Deputy City Clerk**

**Subject: Rezoning 1016 Bunker Lake Boulevard NE (PIN 32-32-23-32-0002) from R-AH (Affordable Housing District) to R-1 (Single Family Residential)**

**Introduction/Discussion:**

Dave Erickson, KE Properties LLC, previously submitted a request to plat “Majestic Highlands”, a 3.17 acre parcel of land located at 1016 Bunker Lake Boulevard NE. Mr. Erickson recently withdrew the application to subdivide the property and currently is planning to sell the 3.17 acre parcel as one Single Family Residential parcel. Mr. Erickson is requesting to rezone the property from R-AH (Affordable Housing District) to R-1 (Single Family Residential).

**Recommendation:**

**I recommend approving the request of Dave Erickson, KE Properties, LLC, to rezone the parcel of land PIN 32-32-23-32-0002 from R-AH (Affordable Housing District) to R-1 (Single Family Residential), subject to meeting all City, State and County requirements.**



# CITY OF HAM LAKE

15544 Central Avenue NE

Ham Lake, MN 55304

(763) 434-9555 info@hamlakemn.gov

## PLANNING REQUEST

Date of Application 3/4/2026

Date of Receipt 3/4/2026

Receipt # \_\_\_\_\_

Amount \$ \_\_\_\_\_

Meeting Appearance Dates:

Planning Commission 4/13/2026

City Council \_\_\_\_\_

Please check request(s):

- Metes & Bounds Conveyance \$500.00
- Sketch Plan \$700.00 per lot/unit
- Preliminary Plat Approval\* WITH DRAWN 4/14/26
- Final Plat Approval
- Rezoning\* \$400.00
- Multiple Dog License\* \$400.00
- Commercial Building Permit \$1,000.00
- Certificate of Occupancy
- Home Occupation Permit \$200.00
- Special Home Occupation Permit \$400.00
- Conditional Use Permit\* New or Amend. \$1,000.00
- 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: Majestic Highlands

Address/Location of property: 1016 Bunker Lake Blvd NE Ham Lake MN 55304

Legal Description of property: Unplatted Ham Lake TWP W 345 FT of N 400 FT of W 1/2 of S W 1/4 of Sec 32 32 23

PIN # 32-32-23-32-0002 Current Zoning RAH Proposed Zoning R-1

Notes: \_\_\_\_\_

Applicant's Name: Dave Erickson

Business Name: KE Properties LLC

Address 3143- 104th Lane NE

City Blaine MN 55449 State MN Zip Code 55449

Phone 612 201 1131 Email \_\_\_\_\_

**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 3/4/2026

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- FOR STAFF USE ONLY -

Action By: Planning Commission \_\_\_\_\_ Property Taxes Current YES NO  
 City Council \_\_\_\_\_ Any Active/Deferred Assessments YES NO

**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:

KE Properties LLC      President

DATE:

3/4/2026

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

The undersigned, \_\_\_\_\_, 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:

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*Type of Application*

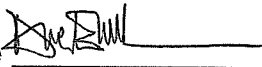
acknowledges that the sum of \$ \_\_\_\_\_, has been deposited with the City of Ham Lake to reimburse the City of Ham Lake for any out of pocket expenses incurred by the City in reviewing the proposal, including but not limited to a staff review fee, any signage required by ordinance, and City Engineer 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 request, 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.

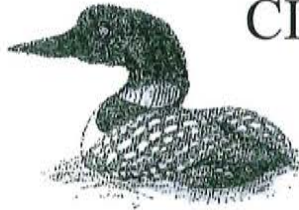
**Applicant Signature** \_\_\_\_\_ **Dated** \_\_\_\_\_

**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** 3/14/2024



# CITY OF HAM LAKE

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

## 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, April 27, 2026 at 6:01 p.m. at the City Hall located at 15544 Central Avenue NE for the purpose of considering the application of Dave Erickson, KE Properties LLC, requesting to rezone a parcel of land from R-AH (Affordable Housing District) to R-1 (Single Family Residential) in Section 32, such parcel of land situated in the City of Ham Lake, Anoka County, Minnesota and which is described as follows to wit:

The west 345 feet of the North 400 feet of the West half of the Southwest Quarter of Section 32, Township 32, Range 23, Anoka County, Minnesota.

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

DATED: April 16, 2026

Dawnette Shimek  
Deputy City Clerk  
City of Ham Lake



VILINA, MARDELL C  
PIN: 31-32-23-14-0023  
10165 DOUGLAS DR  
DEER RIVER, MN 56636

MAJESTIC OAKS TOWNHOME ...  
PIN: 32-32-23-23-0002  
6900 WEDGEWOOD RD N STE ...  
MAPLE GROVE, MN 55311

CF MAJESTIC OAKS ARCIS LLC  
PIN: 31-32-23-41-0008  
36005 SE RIDGE ST  
SNOQUALMIE, WA 98065

TUBBS, THOMAS D  
PIN: 31-32-23-41-0051  
937 136TH LN NE  
HAM LAKE, MN 55304

KOHOUT ROBERT  
PIN: 32-32-23-32-0037  
1004 136TH LN NE  
HAM LAKE, MN 55304

STREETER, THOMAS J  
PIN: 31-32-23-41-0050  
943 136TH LN NE  
HAM LAKE, MN 55304

SHARPE CRAIG  
PIN: 32-32-23-23-0006  
1049 137TH AVE NE  
HAM LAKE, MN 55304

KAST DEREK  
PIN: 31-32-23-41-0002  
960 BUNKER LAKE BLVD NE  
HAM LAKE, MN 55304

MADSEN MARGARET  
PIN: 32-32-23-23-0005  
1065 137TH AVE NE  
HAM LAKE, MN 55304

RAHN TRUSTEE CARROL  
PIN: 31-32-23-41-0059  
938 136TH LANE NE  
HAM LAKE, MN 55304

THORESEN RICHARD BRIAN  
PIN: 32-32-23-32-0039  
1024 136TH LANE NE  
HAM LAKE, MN 55304

ROBERTSON GARY L & JOYCE ...  
PIN: 31-32-23-41-0062  
960 136TH LN NE  
HAM LAKE, MN 55304

WILKERSON TRUSTEE, DIANE ...  
PIN: 32-32-23-32-0040  
1028 136TH LANE NE  
HAM LAKE, MN 55304

COMMERS FAMILY TRUST  
PIN: 31-32-23-41-0060  
950 136TH LN  
HAM LAKE, MN 55304

MICHAEL H AND MARY JO KUL...  
PIN: 32-32-23-32-0038  
1012 136TH LN NE  
HAM LAKE, MN 55304

~~CF MAJESTIC OAKS ARCIS LLC  
PIN: 32-32-23-22-0011  
36005 SE RIDGE ST  
SNOQUALMIE, WA 98065~~

KE PROPERTIES LLC  
PIN: 32-32-23-32-0002  
3143 104TH LN NE  
BLAINE, MN 55449

MAJESTIC GREENS TOWNHOM...  
PIN: 31-32-23-41-0064  
937 136TH LN E  
HAM LAKE, MN 55304

HURLEY JOHN  
PIN: 31-32-23-41-0063  
964 136TH LN NE  
HAM LAKE, MN 55304

DAHLMAN TRUSTEE GEORGE ...  
PIN: 31-32-23-41-0061  
954 136TH LN NE  
HAM LAKE, MN 55304

**CITY OF HAM LAKE**  
**STAFF REPORT**

**To: Members of the Planning Commission**

**From: Mark Jones, Building and Zoning Official**

**Subject: Revocation of Conditional Use Permit(s) at 17159 Highway 65 NE**

**Introduction/Discussion:**

On May 16, 2016, both Ryan Beltrand (North Central Motors LLC) and Abdulla Reed (Reed Auto Group LLC) were granted Conditional Use Permits to operate an auto repair and sales lot in Commercial Development 1 (CD-1). On October 3, 2016, Dagogo David Banigo (Dag's Auto LLC ) and Armino Perez (Armino's Auto Body Inc.) were also granted Conditional Use Permits to operate an auto repair and sales lot at this location. On March 25, 2021, Ryan Beltrand informed the city that Suites A, B, C and D would be solely occupied by North Central Motors. At that time, the city asked if there were any more changes in the occupancy use at the property, it should be brought to the city's attention. As of April 6, 2026, Ryan Beltrand has not made the city aware of any changes.

Auto sales is not a permitted use in Commercial Development Tier 1 (CD-1) and is not currently compliant with any provision of the City Code, but due to historical vehicle sales at this location, car sales were grandfathered in. By City Code, a non-conforming use is a land use which, by virtue of its having been in existence at the time of a code change and is not currently compliant with City Code. A non-conforming use may continue to exist, but, except in the limited conditions. If a non-conforming use is abandoned or not used because of unrepaired damage for any period of twelve consecutive months, it shall no longer be permitted to exist in a non-conforming status.

Code Enforcement Officer Mark Jones is requesting the Planning Commission revoke the Conditional Use Permit(s) for 17159 Highway 65 NE, due to conditions of the permit that have been repeatedly violated in the preceding twelve months. Mr. Beltrand has repeatedly violated conditions of the CUP, to the point that access for emergency vehicles at this location presents an ongoing threat to health or safety. The Planning Commission may, after conducting a review which affords reasonable due process of law, recommend to the City Council the revocation of the permit holders Conditional Use Permit (CUP).

As a condition for the CUP, all parking is to be on hard surface area and to adhere to the approved parking site plan dated May 5, 2016. Per Article 11-1851 Paved Surfaces, all surfaces upon which motor vehicles will be parked or driven, and all areas in which pedestrians will be walking from point to point shall be surfaced with asphalt or concrete, to specifications established by the City's Engineer. Parking has been an ongoing problem since January 6, 2025. The number of vehicles parked well exceeds the number of parking stalls allowed per the parking site plan. Due to the volume of vehicles, this has become a concern for Ham Lake Fire Chief Mike Raczkowski, to be able to access the property to fight a fire. Code Enforcement Officer Mark Jones sent correspondence of non-compliance to Mr. Beltrand and NCM Properties on January 6, 2025, and March 3, 2025, to inform them that they were in violation of the Conditional Use Permit for failure to adhere to the approved parking which is a violation of the CUP. Also, that vehicles stored on the property are a safety hazard because it hinders emergency vehicles from accessing the property. On May 9, 2025 City Attorney Mark Berglund sent correspondence to NCM Properties, LLC pointing out these same violations.

**Recommendation:**

The Planning Commission recommend to the City Council to revoke the Conditional Use Permit(s) at 17159 Highway 65 NE, under Article 9-310.34 Revocation, the City Council may, by resolution, revoke a Conditional Use Permit if, after conducting a review which affords reasonable due process of law to the permit holder, the City Council finds:

- a) That the conditions of the permit have been repeatedly violated in the preceding twelve months, and that there is a substantial likelihood that repeated violations will continue to occur; or
- b) That there is an ongoing violation of the permit that has not been cured; or
- c) That there are one or more conditions present at the location covered by the Permit that presents an ongoing threat to public health or safety.

**Mark Jones**

**Building/Zoning official**

*City Hall (763) 434-9555*

*Desk (763) 235-1674*

*mjones@hamlakemn.gov*

Meeting Date: April 27, 2026

**CITY OF HAM LAKE**

**STAFF REPORT**

**To:** Members of the Planning Commission

**From:** Mike Raczkowski, Fire Chief

**Item/Title/Subject:** Revocation of the Conditional Use Permit at  
17159 Highway 65 NE

**Introduction/Discussion:**

The number of vehicles in the parking lot of this business far exceeds the number of allotted parking spaces. In most cases, they are parked two or three deep, blocking access to all the suites. This poses significant safety concerns for fire department personnel and medical personnel attempting to enter. There have been times when the actual driveway has been inaccessible to the fire department for a fire truck to get in. During our fire inspection on 09/20/25, this was noted in their report, and the building owner was spoken to about it. To date, this fire report has not been corrected.

**Recommendation:**

My recommendation would be the same as Building and Zoning Official Mark Jones

**The Planning Commission recommend to the City Council to revoke the Conditional Use Permit(s) at 17159 Highway 65 NE, under Article 9-310.34 Revocation, the City Council may, by resolution, revoke a Conditional Use Permit if, after conducting a review which affords reasonable due process of law to the permit holder, the City Council finds:**

- a) That the conditions of the permit have been repeatedly violated in the preceding twelve months, and that there is a substantial likelihood that repeated violations will continue to occur; or
- b) That there is an ongoing violation of the permit that has not been cured; or
- c) That there are one or more conditions present at the location covered by the Permit that presents an ongoing threat to public health or safety.



Ham Lake Fire Department  
 15544 Central Ave NE  
 Ham Lake, MN 55304  
 763-434-9555



## Initial Fire Inspection Results - Open Violations

**A reinspection fee applies to all inspection's following the first reinspection**

Inspection Type	Inspected by	Completed at	Inspection Status
Combined - Assembly, Business, Educational, Hotel/Motel, Mercantile	Trosvik, Fred	08/20/2025 11:56:56	Completed with violation

Business Name	Address	Suite
North central Motors	17159 Minnesota 65	--

### Exterior:

#### ✘ Violation

#### ITEM: Fire Lanes Marked/Unobstructed

**CODE:** MSFC - 503.3 - Marking. - Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.



cars blocking building



cars double parked



cars double parked



access for fire trucks is needed



cars double parked access to building blocked

**X Violation**

**ITEM:** Address Visible

**CODE:** MSFC - 505.1 - Address identification. - New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches (102 mm) high with a minimum stroke width of 1/2 inch (12.7 mm). Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.



address numbers need on building

**Exit Features/Means of Egress:**

**X Violation**

**ITEM:** Exits, aisles, & corridors free of obstructions

**CODE:** MSFC - 1031.3 - Obstructions. - A means of egress shall be free from obstructions that would prevent its use, including the accumulation of snow and ice. Means of egress shall remain free of any material or matter where its presence would obstruct or render the means of egress hazardous. No combustible storage is allowed in corridors or exit stairs.



blocked aisle between racks



housekeeping needed throughout building

**Fire Extinguishers:**

**X Violation**

**ITEM:** Readily accessible

**CODE:** MSFC - 906.5 - Conspicuous location. - Portable fire extinguishers shall be located in conspicuous locations where they will have ready access and be immediately available for use. These locations shall be along normal paths of travel, unless the fire code official determines that the hazard posed indicates the need for placement away from normal paths of travel.



blocked fire extinguisher in shop



blocked fire extinguisher in shop



hang new extinguisher on wall



service extinguisher on forklift

**Hazardous Materials:**

**X Violation**

**ITEM:** Compressed gas cylinders secured

**CODE:** MSFC - 5303.5 - Security. - Compressed gas containers, cylinders, tanks and systems shall be secured against accidental dislodgement and against access by unauthorized personnel in accordance with Sections 5303.5.1 through 5303.5.3.



propane cylinder needs to be secured to a wall or rack



secure all gas cylinders



secure gas cylinders

**Electrical:**

**X Violation**

**ITEM:** Appliances/fixtures in good condition

**CODE:** MSFC - 604.7 - Equipment and fixtures. - Electrical equipment and fixtures shall be tested and listed by an approved agency and installed and maintained in accordance with all instructions included as part of such listing.



extension cord in bad shape in shop



extension cord wired into the two ends of a service cord

### ✘ Violation

#### ITEM: Access/clearance to electrical panels

**CODE:** MSFC - 604.3 - Working space and clearance. - A working space of not less than 30 inches (762 mm) in width, 36 inches (914 mm) in depth and 78 inches (1981 mm) in height shall be provided in front of electrical service equipment. Where the electrical service equipment is wider than 30 inches (762 mm), the working space shall be not less than the width of the equipment. Storage of materials shall not be located within the designated working space. Exceptions: 1. Where other dimensions are required or allowed by NFPA 70. 2. Access openings into attics or under-floor areas that provide a minimum clear opening of 22 inches (559 mm) by 30 inches (762 mm).



blocked electrical panels



blocked electrical panel

#### Ad-hoc violations:

### ✘ Violation

#### ITEM: Ceiling plugin needs covered up

You have the right to appeal if you disagree with any of the noted violations or discrepancies. Full descriptions of the MN State Fire Code found [here](#).

Re-Inspection scheduled to be conducted on or after 09/20/2025 at 10:06

Next inspection scheduled to be conducted on or after 08/20/2027

# Inspection Signatures

## Occupancy Contact Signature



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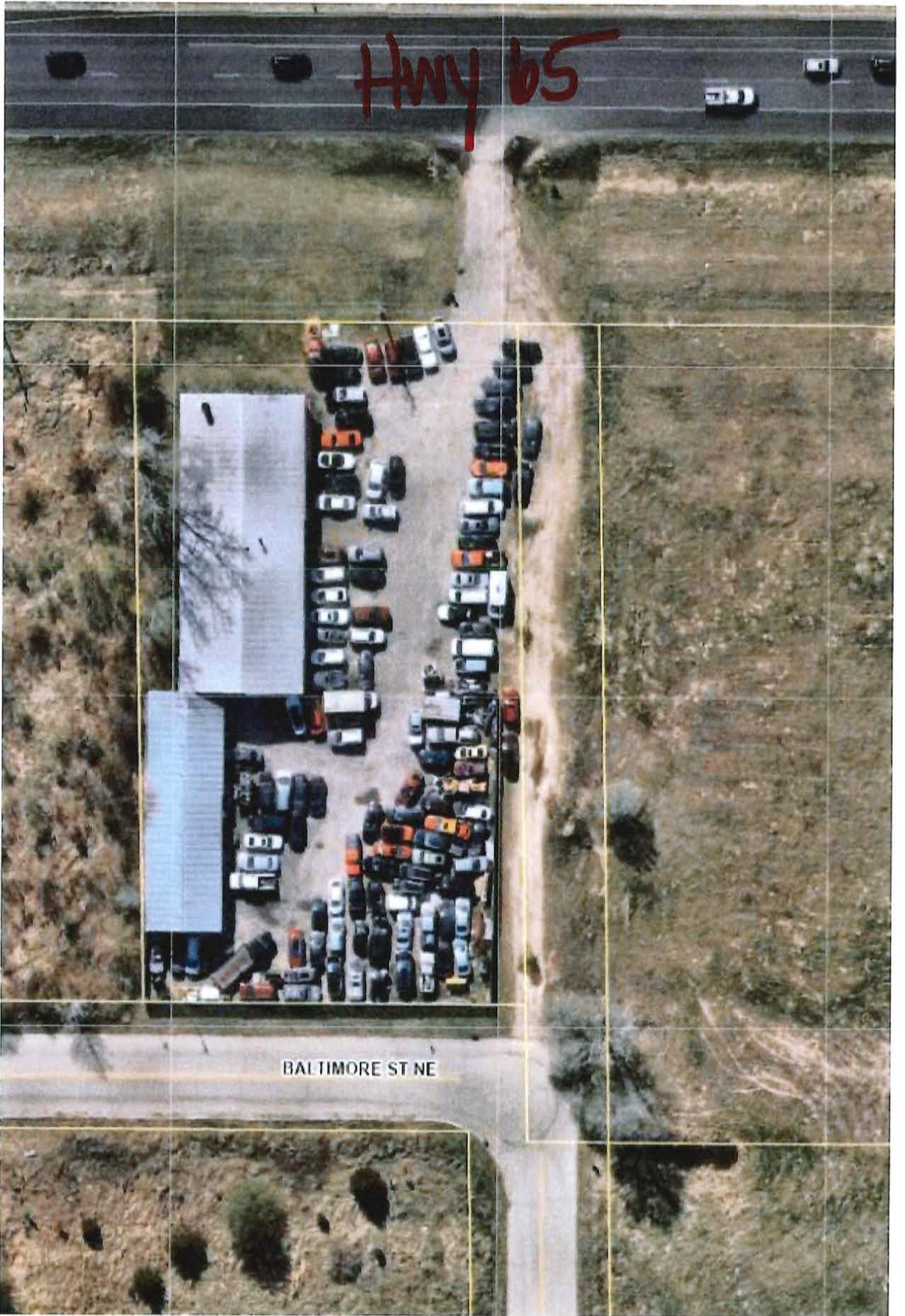
thomas sarabia  
Owner  
captainbeltrand@yahoo.com

## Inspector Signature

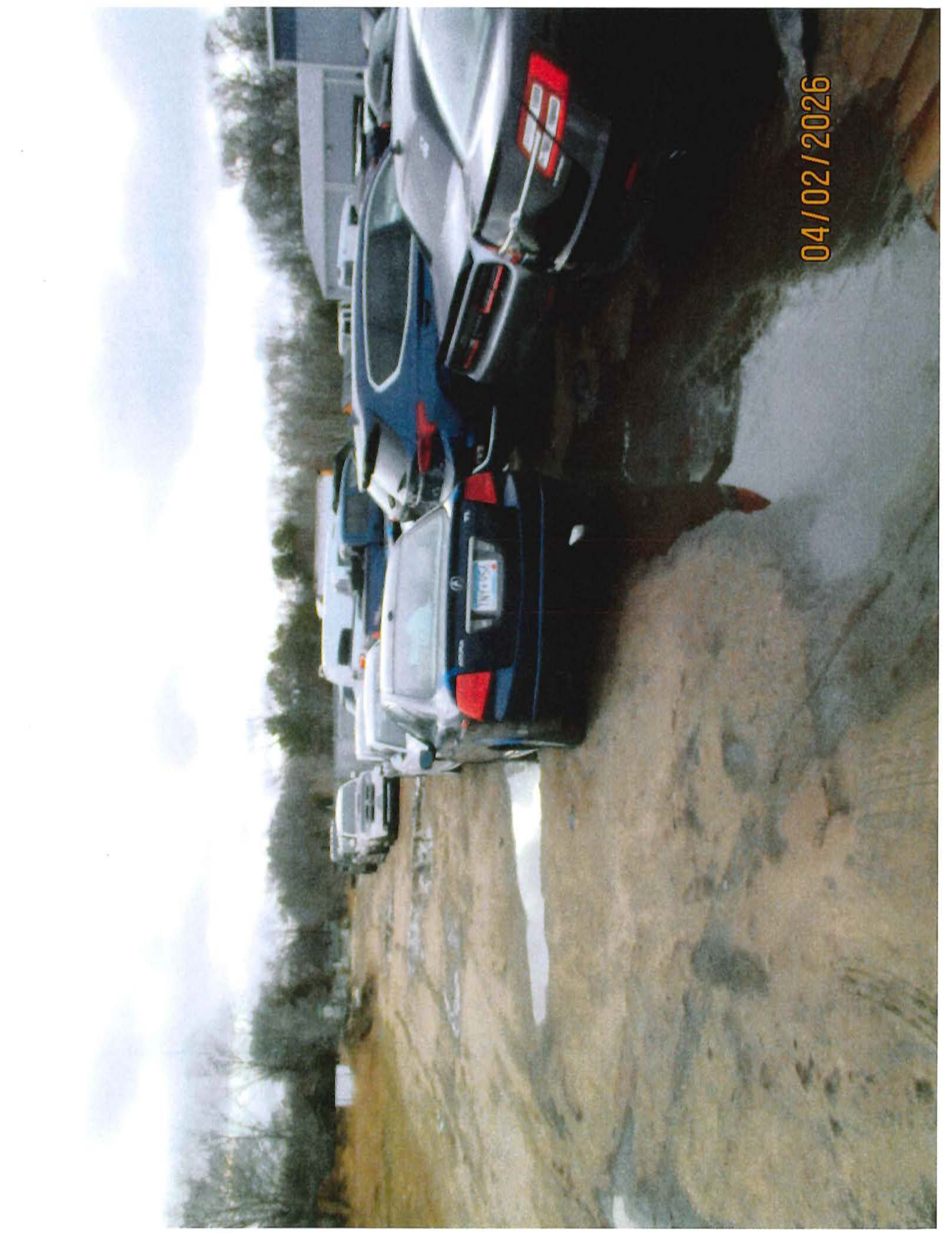


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Trosvik, Fred  
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ftrosvik@hamlakemn.gov



→ Z



04/02/2026

04/02/2026





04/02/2026



04/02/2026 8:22

WE E...  
INK VE...  
3-218



04/02/2026



04/02/2026



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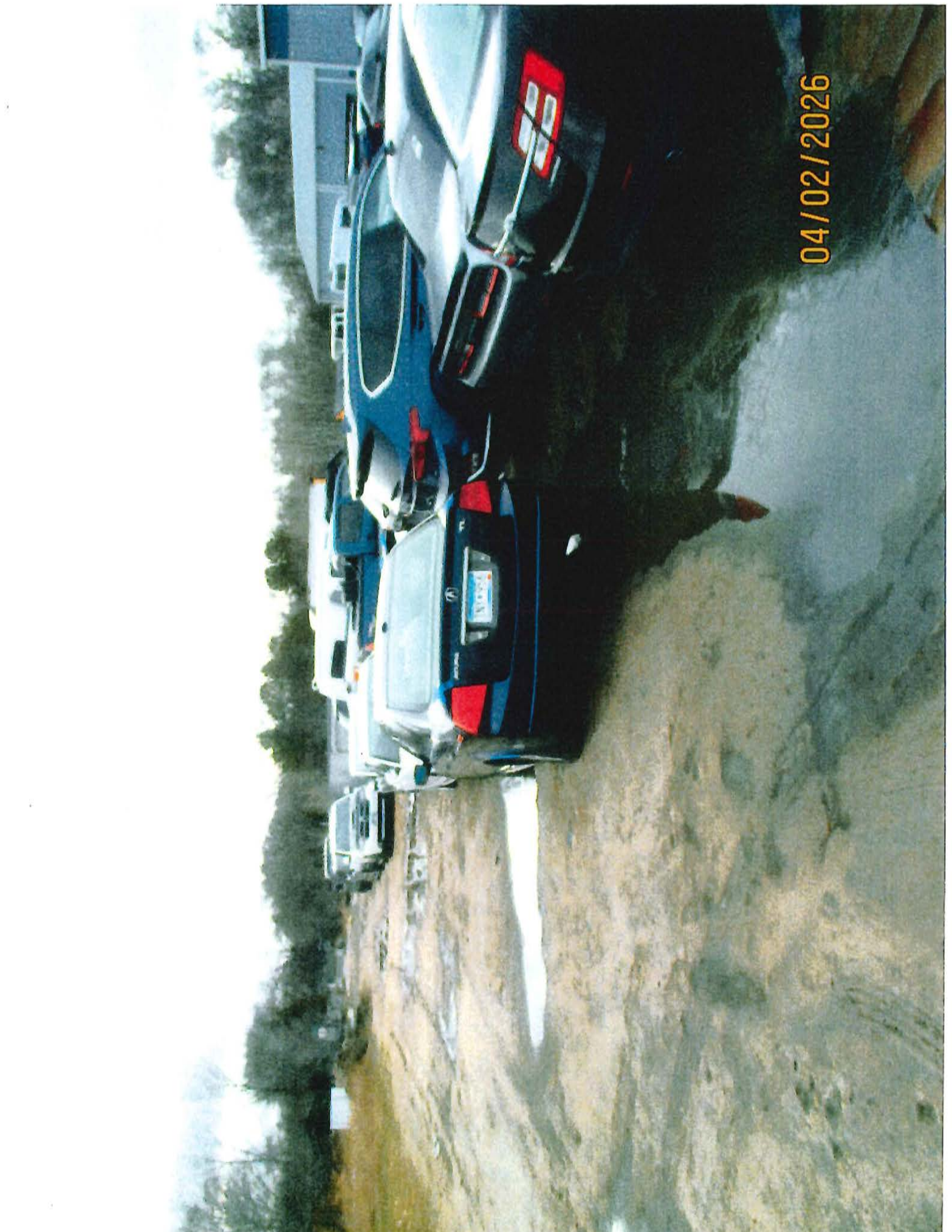
04/02/2026



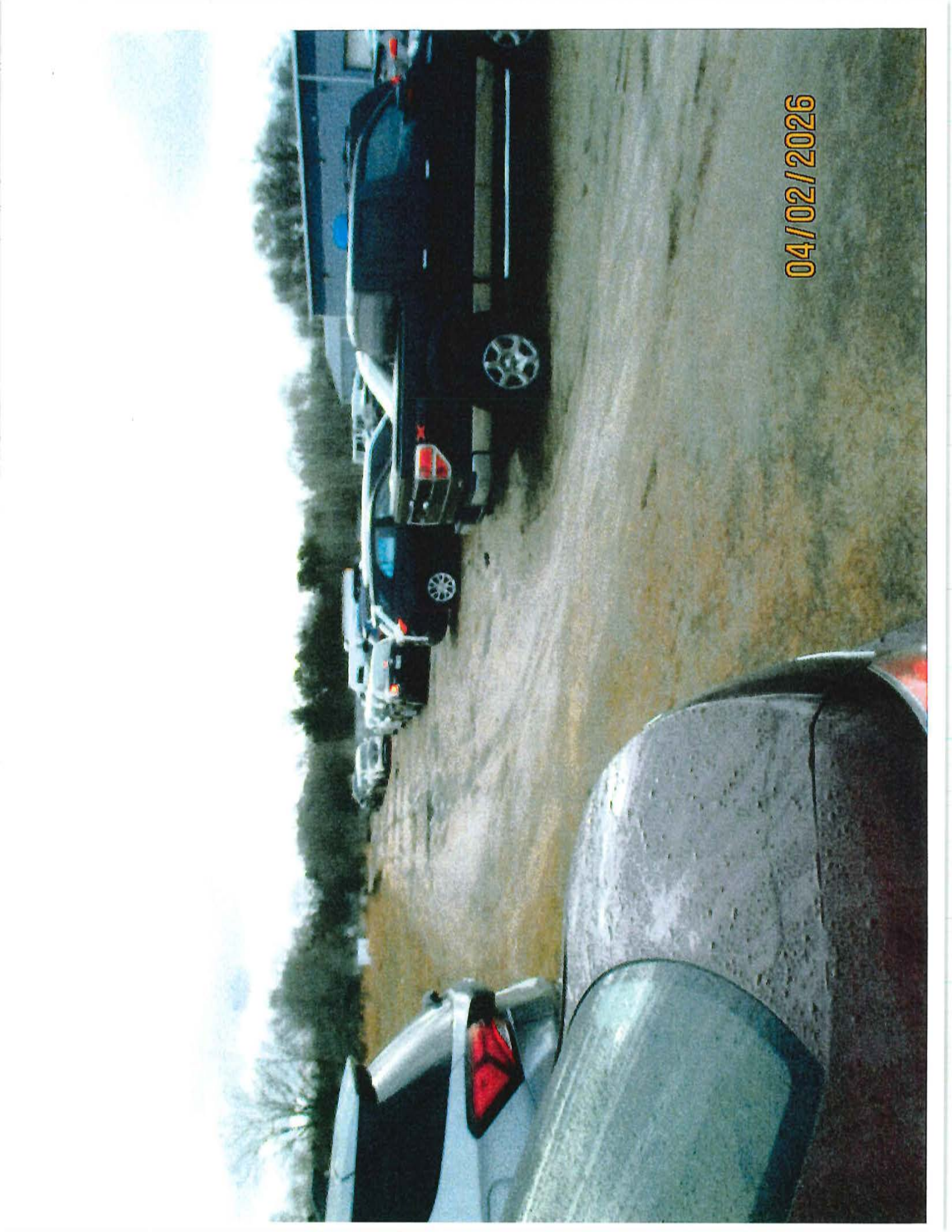


04/02/2026

04/02/2026



04/02/2026



## Denise Webster

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**From:** Mark Jones  
**Sent:** Wednesday, April 15, 2026 10:00 AM  
**To:** 'Ryan@northcentralmotors.com'  
**Cc:** Denise Webster; Dawnette Shimek; 'Mark Berglund'  
**Subject:** CUP  
**Attachments:** 20260415100531224.pdf

Mr. Ryan Beltrand,

This e-mail is to inform you due to repeated parking violations in the preceding twelve months, the City will be starting the revocation process of your Conditional Use Permits for the property located at 17159 Highway 65 NE. There will be a public hearing before the Planning Commission on Monday, April 27, 2026 at 6:01 p.m. to discuss the revocation of the Conditional Use Permit. (see attachment)

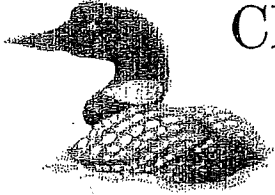
*Mark Jones*

*Building/Zoning official*

City Hall (763) 434-9555

Desk (763) 235-1674

[mjones@hamlakemn.gov](mailto:mjones@hamlakemn.gov)



# CITY OF HAM LAKE

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

April 14, 2026

Mr. Ryan Beltrand and NCM Properties LLC  
17159 Highway 65 NE  
Ham Lake, MN 55304

Dear Mr. Ryan Beltrand and NCM Properties LLC,

This letter is to inform you, due to repeated parking violations in the preceding twelve months, the City will be starting the revocation process of your Conditional Use Permits for the property located at 17159 Highway 65 NE. Per a condition of the Conditional Use Permit, all parking is to be on hard surface and parked per the site plan approved by the City Council dated May 5, 2016. Article 9-310.34, Revocation, the City Council may, by resolution, revoke a Conditional Use Permit if, after conducting a review which affords reasonable due process of law to the permit holder, if the City Council finds:

- a) That the conditions of the permit have been repeatedly violated in the preceding twelve months, and that there is a substantial likelihood that repeated violations will continue to occur; or
- b) That there is an ongoing violation of the permit that has not been cured; or
- c) That there are one or more conditions present at the location covered by the Permit that presents an ongoing threat to public health or safety.

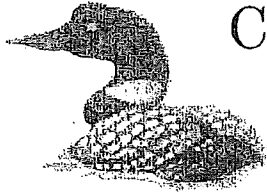
There will be a public hearing before the Planning Commission on Monday, April 27, 2026 at 6:01 p.m. to discuss the revocation of the Conditional Use Permit.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark Jones', written over a horizontal line.

Mark Jones

Zoning and Code Enforcement Official



# CITY OF HAM LAKE

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

January 6, 2025

Mr. Ryan Beltrand  
NCM Properties LLC  
17159 Highway 65 NE  
Ham Lake, MN 55304

RE: Conditional Use Permit(s) at 17159 Highway 65 NE, Ham Lake, Minnesota

Dear Mr. Beltrand:

This letter is to notify you of a violation of the approved parking plan for the Conditional Use Permit(s) issued for the 17159 Highway 65 NE location. The master parking plan is enclosed. Vehicles must be parked according to the plan and the terms outlined in the Conditional Use Permits issued for the location. It has been observed that cars are parked in two tandem rows along the building and in front of the fenced in area impeding access for emergency vehicles.

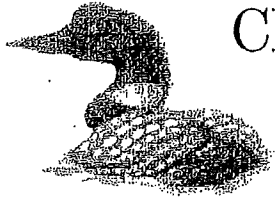
It is my understanding that your business operation is now the only business operating at this location. Please provide a narrative of the business activity currently occurring on the property for our review.

Please submit the updated narrative and bring the property into compliance with the approved parking plan by January 31, 2025. If you have any questions, please me at 763-235-1674.

Sincerely,

Mark Jones  
Zoning Official

enclosures



# CITY OF HAM LAKE

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

March 3, 2025

Mr. Ryan Beltrand  
NCM Properties LLC  
17159 Highway 65 NE  
Ham Lake, MN 55304

RE: Conditional Use Permit(s) at 17159 Highway 65 NE, Ham Lake, Minnesota

Dear Mr. Beltrand:

This letter is your second notification of a violation of the approved parking plan for the Conditional Use Permit(s) issued for the 17159 Highway 65 NE location. The master parking plan is enclosed. Vehicles must be parked according to the plan and the terms outlined in the Conditional Use Permits issued for the location within 15 days of the date of this letter. I will be inspecting the property on March 18, 2025. If the property has not been brought into compliance by that time, this matter will be referred to the City Attorney.

Sincerely,

Mark Jones  
Zoning Official

enclosures



May 9, 2025

Mr. Ryan Beltrand  
NCM Properties LLC  
17159 Highway 65 NE  
Ham Lake, MN 55304

RE: Conditional Use Permit  
17159 Highway 65 NE

Dear Mr. Beltrand,


I am writing to you in my capacity as the City Attorney for Ham Lake regarding information provided by Mark Jones, the City's Code Enforcement Officer. Mr. Jones has informed me that multiple notices have been sent to you concerning a violation of the approved parking plan associated with the conditional use permits for the property located at 17159 Highway 65 NE.

According to Mr. Jones, the current parking configuration at the site does not comply with the terms of the conditional use permit. This letter serves as formal notice that you must contact Mr. Jones within ten days of the date of this correspondence to schedule an on-site inspection and demonstrate compliance with the approved permit conditions.

Failure to respond or bring the property into compliance may result in revocation of your conditional use permit. Additionally, if you are found to be in violation of the Ham Lake City Code, our office can initiate criminal prosecution. A violation of the City Code constitutes a misdemeanor, punishable by up to 90 days in jail and/or a \$1,000 fine upon conviction.

Code Enforcement Officer Mark Jones can be reached at: (763)235-1674.

Sincerely,

  
Mark E. Berglund  
[mberglund@bbg.law](mailto:mberglund@bbg.law)  
MEB/hjs

cc: Mark Jones



**March 25, 2021**

Spoke with Ryan Beltrand, building owner. He said his business, North Central Motors, now occupies all suites. I asked him to notify us if he ever had other leasees; site plan would need to be updated as well.

**JB**

**VIOLATION OF THE TERMS OR CONDITIONS OF THIS PERMIT MAY BE GROUNDS FOR REVOCATION OF THE PERMIT PURSUANT TO SECTION 9-310.34 OF THE ZONING CODE, A COPY OF WHICH IS HERETO ATTACHED.**

**Motion by Johnson, seconded by Van Kirk, to concur with the recommendation of the Planning Commission and approve the Conditional Use Permit for Ryan Beltrand to operate North Central Motors LLC (auto repair and auto sales) at 17159 Highway 65 NE, Suite B, subject to: 1) Allocating fourteen spaces; no more than ten vehicles for sale or repair, two for employees, one for customer and one designated for handicap; 2) All parking to be on hard surface in accordance with the site plan dated May 5, 2016, acquiring approvals from agencies such as Coon Creek Watershed District for adding additional paving to be completed by October 1, 2016; 3) Two employees including Mr. Beltrand; 4) No outside storage of liquids, tires, parts, etc.; 5) All repairs to be done inside the building; 6) Hours of operation being 8:00 a.m. to 7:00 p.m., Monday through Saturday; 7) Meeting all City, State, and County requirements; and 8) with the understanding that the auto sales portion of the CUP is issued on the basis of grandfathering rights and that the City Council is deeming that there has been continuous usage on that property and they are issuing that portion of the permit on that basis. All in favor, motion carried.**

North Central Motors  
Ryan Beltrand  
17159 Highway 65 NE, All suites A, B, C, D  
Ham Lake, MN 55304

CUP North Central Motors  
Expires 2/28/2023



# 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, April 27, 2026 at 6:01 p.m. at the City Hall located at 15544 Central Avenue NE for the purpose of considering the revocation of the Conditional Use Permit for Ryan Beltrand to operate North Central Motors LLC at 17159 Highway 65 NE, a parcel of land situated in the City of Ham Lake, Anoka County, Minnesota and which is described as follows to wit:

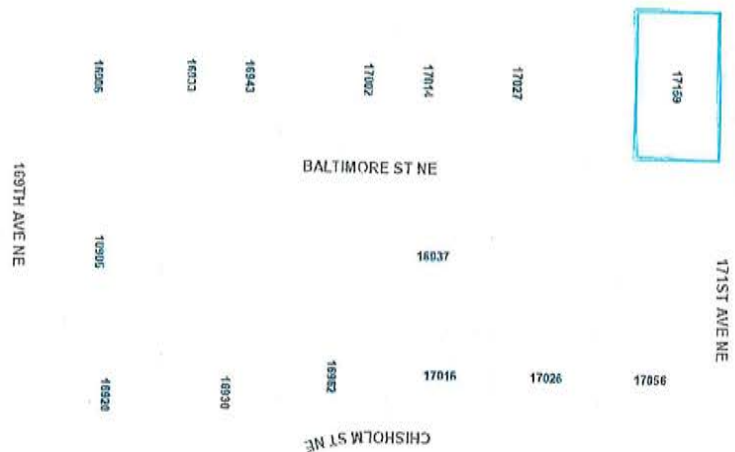
PIN #08-32-23-13-0005

UNPLATTED HAM LAKE TWP TH PT OF THE SW1/4 OF THE NE1/4 SEC 8-32-23 ANOKA CNTY, MN THAT IS DESC AS FOL-COM AT A PT ON THE FOL DESC LINE WHICH IS 1168 FT NLY OF THE S LINE OF SD SW1/4 OF NE1/4 AS MEAS ALONG SD LINE BEG AT A PT ON THE S LINE OF SD SEC 8 DIST 225.2 FT E OF THE S 1/4 COR THEREOF-TH RUN NLY AT AN ANGLE OF 92 DEG 9 MIN WITH SD S SEC LINE (MEAS FROM W TO N) FOR 4100 FT AND THERE TERMINATING PROCEEDING -TH E AND PRL WITH THE S LINE OF SD SEC 8 FOR A DIST OF 275 FT PROCEEDING-TH N AND PRL WITH THE E LINE OF SD SW1/4 OF NE1/4 TO THE N LINE OF SD SW1/4 OF NE1/4 PROCEEDING-TH W ALONG SD N LINE OF SD SW1/4 OF NE1/4 AND TO THE LINE FIRST DESC HEREIN AS SAME IS EXTENDED N TO INTERSECT THE SD N LINE OF SAID SW1/4 OF THE NE1/4 PROCEEDING-TH S ALONG SD LINE FIRST DESC HEREIN AND THE EXTENSION THEREOF N TO THE SD N LINE OF SD SW1/4 OF NE1/4 TO THE PT OF COM (SUBJ TO AND RESERVING AN EASE FOR RDWAY PURPOSES OVER THE N 3 3 FT THEREOF) (SUBJ TO ANY EXISTING EASE RESTRICTIONS OR RESERVATIONS)

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

DATED: April 14, 2026

Nicole Wheeler  
Administrative Assistant  
City of Ham Lake



HIGHWAY 65 NE

17159

17027

17014

17002

16943

16933

16906

BALTIMORE ST NE

171ST AVE NE

16937

16905

17056

17026

17016

16962

16930

16920

CHISHOLM ST NE

169TH AVE NE

COOPER THOMAS A & PAMELA ...  
PIN: 08-32-23-13-0018  
17056 CHISHOLM ST NE  
HAM LAKE, MN 55304

HJR FAMILY LLLP  
PIN: 08-32-23-13-0031  
15056 XYLITE ST NE  
HAM LAKE, MN 55304

PD &H PROPERTIES LLC  
PIN: 08-32-23-13-0011  
14745 ABERDEEN ST NE  
HAM LAKE, MN 55304

PD AND H PROPERTIES LLC  
PIN: 08-32-23-13-0006  
14745 ABERDEEN ST NE  
HAM LAKE, MN 55304

OSBORNE DEVELOPMENT INC  
PIN: 08-32-23-12-0019  
16800 HWY 65 NE  
HAM LAKE, MN 55304

FLAMINGO TERRACE MHC LLC  
PIN: 08-32-23-24-0001  
2015 SPRING RD STE 600  
OAK BROOK, IL 60523

VANG XUEWANG  
PIN: 08-32-23-12-0004  
1525 171ST AVE NE  
HAM LAKE, MN 55304

OSBORNE DEVELOPMENT INC  
PIN: 08-32-23-12-0003  
16800 HWY 65 NE  
HAM LAKE, MN 55304

GARAGA USA RE LLC  
PIN: 08-32-23-21-0013  
8500 25TH AVE  
SAINT-GEORGE, QC

BELTRAND RYAN THOMAS  
PIN: 08-32-23-12-0020  
17159 HIGHWAY 65 NE  
HAM LAKE, MN 55304

BRUINS, MARK A  
PIN: 08-32-23-13-0010  
17014 BALTIMORE ST NE  
HAM LAKE, MN 55304

NELSON, DUWAYNE V  
PIN: 08-32-23-13-0017  
17026 CHISHOLM ST NE  
HAM LAKE, MN 55304

NCM PROPERTIES LLC  
PIN: 08-32-23-13-0005  
17159 HIGHWAY 65 NE  
HAM LAKE, MN 55304

**Meeting Date: April 27, 2026**

CITY OF HAM LAKE

STAFF REPORT

**To: Members of the Planning Commission**  
**From: Mark Jones, Building Official**  
**Subject: Change of Certificate of Occupancy for JHHW, LLC and Allstate Distribution at 13928 Lincoln Street NE**

**Introduction/Discussion:**

JHHW, LLC and Allstate Distribution are requesting a change in their Certificate of Occupancy (CO) at 13928 Lincoln Street NE. When the current Certificate of Occupancy was issued, it was for office/warehouse. JHHW, LLC and Allstate Distribution would like to add fabrication as a use. Although the predominant use will continue to be office/warehouse, a new CO for fabrication will be required. Because of the size of the building (22,000 square feet, 6 units) parking and septic area are limited. Parking stalls and septic are designed for a maximum occupancy load of 30 for the building or 5 occupancy per unit. By adding fabrication as a use, this would require an additional 18 parking stalls and an additional 263 square feet of drain field, or the occupancy load limited by the Certificate of Occupancy. JHHW, LLC and Allstate Distribution are aware that the building's parking and septic system was designed and built for a maximum occupancy of 30 people and will use that number for occupancy enforcement. Allstate Distribution will be a tenant in this building along with Safety Speed Cut, which the primary use for both businesses is office/warehouse. A concern is the building design occupancy load exceeds the approved occupancy load and when the building is sold that the minimum occupancy of 30 will need to be enforced.

**Recommendation:**

I recommend approving the request for a change in Certificate of Occupancy (CO) for JHHW, LLC and Allstate Distribution with the following conditions:

1. No outdoor storage.
2. Maximum Building occupancy load of 30 at any time and shall be the owner's responsibility to enforce.
3. At change of ownership, it shall be the owner's responsibility at time of sale to disclose max occupancy load of 30.
4. No parking on the city street.
5. Meeting all City, County, and State requirements.



# CITY OF HAM LAKE

15544 Central Avenue NE

Ham Lake, MN 55304

(763) 434-9555 info@hamlakemn.gov

## PLANNING REQUEST

Date of Application 4/2/26

Date of Receipt 4/7/26  
Receipt # 105484  
Amount \$ 1000.00

Meeting Appearance Dates:

Planning Commission 4/27/2026 City Council \_\_\_\_\_

Please check request(s):

- Metes & Bounds Conveyance \$500.00
- Sketch Plan \$700.00 per lot/unit
- Preliminary Plat Approval\*
- Final Plat Approval
- Rezoning\* \$400.00
- Multiple Dog License\* \$400.00
- Commercial Building Permit \$1,000.00
- Certificate of Occupancy \$500.00
- Home Occupation Permit \$200.00
- Special Home Occupation Permit \$400.00
- Conditional Use Permit\* New or Amend. \$1,000.00
- 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: "Allstate Building"

Address/Location of property: 13928 Lincoln Street

Legal Description of property: lot 4 Block 2 Majestic Oaks Comm Center

PIN # 32-32-23-21-0009 Current Zoning CD2 Proposed Zoning CD2

Notes: change of occupancy

Applicant's Name: JHHW, LLC (Jeff Harstad & Heather Wollan)

Business Name: JHHW, LLC

Address 3300 Rice Street Suite 100

City St. Paul State MN Zip Code 55126

Phone 763 234 0920 or 763 234 8482 Email l.com

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 Attn president JHHW DATE 4/2/26

\*\*\*\*\*

- FOR STAFF USE ONLY -

Action By: Planning Commission _____	Property Taxes Current	YES	NO
City Council _____	Any Active/Deferred Assessments	YES	NO

**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 JHW

COMPANY/TITLE: JHHW / president

DATE: 4/21/20

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

The undersigned, JHHW, 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 \$ 1000, 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 JHHW president of JHHW Dated 4/2/20

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

JHHW, 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 JHHW president Dated 4/2/20

We have existing 22,000 square-foot office Warehouse building. The intention of this building was office warehouse, and I want to add fabrication as a use. With us adding fabrication to our building use we will take full responsibility for monitoring and enforcing capacity throughout building. We are aware that the buildings parking and septic system was built for a max occupancy of 30 people(s) and will use that number for our occupancy enforcement. My company Allstate distribution will be a tenant in this building. Safety Speed Cut will be a tenant in this building. We feel this building adds to the neighborhood of manufacturing for the use of housing parts, material, and small fabrication. “

Heather Wollan [heather@hearthdevelopment.com](mailto:heather@hearthdevelopment.com)

 4/21/20

Jeff Harstad <carwashcomn@gmail.com>





**Meeting Date: April 27, 2026**

CITY OF HAM LAKE

STAFF REPORT

**To: Members of the Planning Commission**  
**From: Mark Jones, Building Official**  
**Subject: Change of Certificate of Occupancy for Best Siding Co at 1310 154<sup>th</sup> Ave NE**

**Introduction/Discussion:**

Patrick McKelvey of Best Siding Co is requesting a change of Certificate of Occupancy (CO) at 1310 154<sup>th</sup> Avenue NE. The Best Siding Co building has a total of 6,612 square feet, with 4,756 square feet as warehouse, and 1,856 square feet is office space.

The current Certificate of Occupancy is for office/warehouse only. Best Siding Co is looking to rent 4,756 warehouse space for a 4-court batting cage facility for training in a climate-controlled environment. Best Siding Co will still occupy the 1,856 square feet office area. Both businesses will be sharing the ADA compliant bathroom facilities.

Under the Minnesota 2020 IBC a batting cage facility use is an Assembly Group A-3 and by code the building occupancy load increases from 22 to 44. Because of the size of the building and lot size, parking and septic area are limited. This increase would require additional 22 parking stalls and additional 633 square feet of drainfield. Per Article 9-140 after review by the Planning Commission and may attach conditions to the issuance of a Certificate of Occupancy. Best Siding Co is aware the building parking and septic system is limited to a maximum occupancy load of 22 people and will use this number for enforcement.

**Recommendation:**

I recommend approving the request for a change in Certificate of Occupancy (CO) to allow a batting cage facility at 1310 154<sup>th</sup> Ave NE for Best Siding Co with the following conditions:

1. No outdoor storage.
2. Maximum Building occupancy load of 22 posted and shall be the owner's responsibility to enforce.
3. At change of ownership, it shall be the owner's responsibility at time of sale to disclose max occupancy load of 22.
4. Minimum 22 parking stalls, one meeting accessibility code.
5. Parking stalls properly marked and maintained.
6. All parking on an approved surface, no parking city street or grass.
7. Meeting all City, County, and State requirements.



# CITY OF HAM LAKE

15544 Central Avenue NE

Ham Lake, MN 55304

(763) 434-9555 info@hamlakemn.gov

## PLANNING REQUEST

Date of Application 4/17/2026

Date of Receipt 4/20/26

Receipt # 0105605

Amount \$ 500.00

Meeting Appearance Dates:

Planning Commission 4/17/2026 City Council \_\_\_\_\_

Please check request(s):

- Metes & Bounds Conveyance \$500.00
- Sketch Plan \$700.00 per lot/unit
- Preliminary Plat Approval\*
- Final Plat Approval
- Rezoning\* \$400.00
- Multiple Dog License\* \$400.00
- Commercial Building Permit \$1,000.00
- Certificate of Occupancy
- Home Occupation Permit \$200.00
- Special Home Occupation Permit \$400.00
- Conditional Use Permit\* New or Amend.\$1,000.00
- 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: Best Siding Company Inc / TGP Baseball and Softball Academy LLC

Address/Location of property: 1310 154th Ave NE, Ham Lake, 55304

Legal Description of property: \_\_\_\_\_

PIN # 20-32-23-24-0020 Current Zoning CD2 Proposed Zoning \_\_\_\_\_

Notes: \_\_\_\_\_

Applicant's Name: Patrick McKelvey

Business Name: Best Siding Company Inc / TGP Baseball and Softball Academy LLC

Address 1310 154th Ave NE

City Ham Lake State MN Zip Code 55304

Phone 612-369-5099 E-mail \_\_\_\_\_

**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 [Signature]

DATE 4/17/2026

\*\*\*\*\*

- FOR STAFF USE ONLY -

Action By: Planning Commission _____	Property Taxes Current	YES	NO
City Council _____	Any Active/Deferred Assessments	YES	NO

**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: Best Siding Company - Owner

DATE: 4/17/2026

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

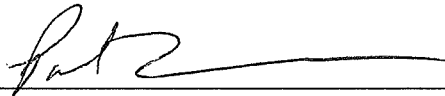
The undersigned, Patrick McKelvey, having applied to the City of Ham Lake for consideration of a planning and zoning request, or any other permit, license, or action requiring review and/or approval of the City, as follows:

Certificate of Occupancy

*Type of Application*

acknowledges that the sum of \$500.00, 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.

**Applicant Signature**



**Dated** 4/17/2026

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

Patrick McKelvey, 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**



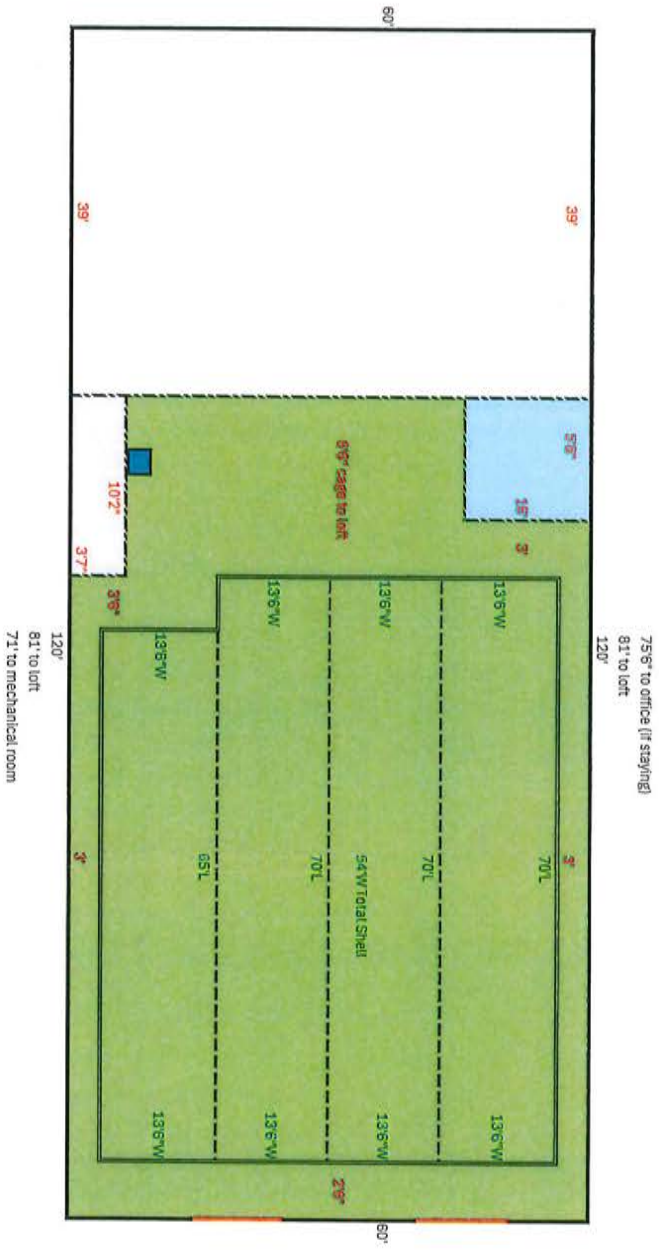
**Dated** 4/17/2026

We will be leasing the warehouse space at 1310 154th Ave NE Ham Lake. The area is 60'x81'. We will be sharing the restrooms and breakroom with BSC. We have parking in the front of the building and in the middle of the gated area for clients. See pictures attached of the building plan and parking.

This proposal outlines the development of an indoor baseball and softball training facility consisting of 4 batting cages with 6 warmup nets within a controlled & fully enclosed environment. The facility is designed to provide safe, structured, athletic personal training for local youth, high school, and adult athletes. The facility will provide year round access to structured training in a climate controlled environment, supporting local athletes and reducing reliance on outdoor seasonal facilities. Hours of operation will be 9AM to 9PM 7 days a week, but as you know evening hours will be when majority of clientele will be there due to school hours.

Please let me know if you have any questions or want to stop over for a site visit?

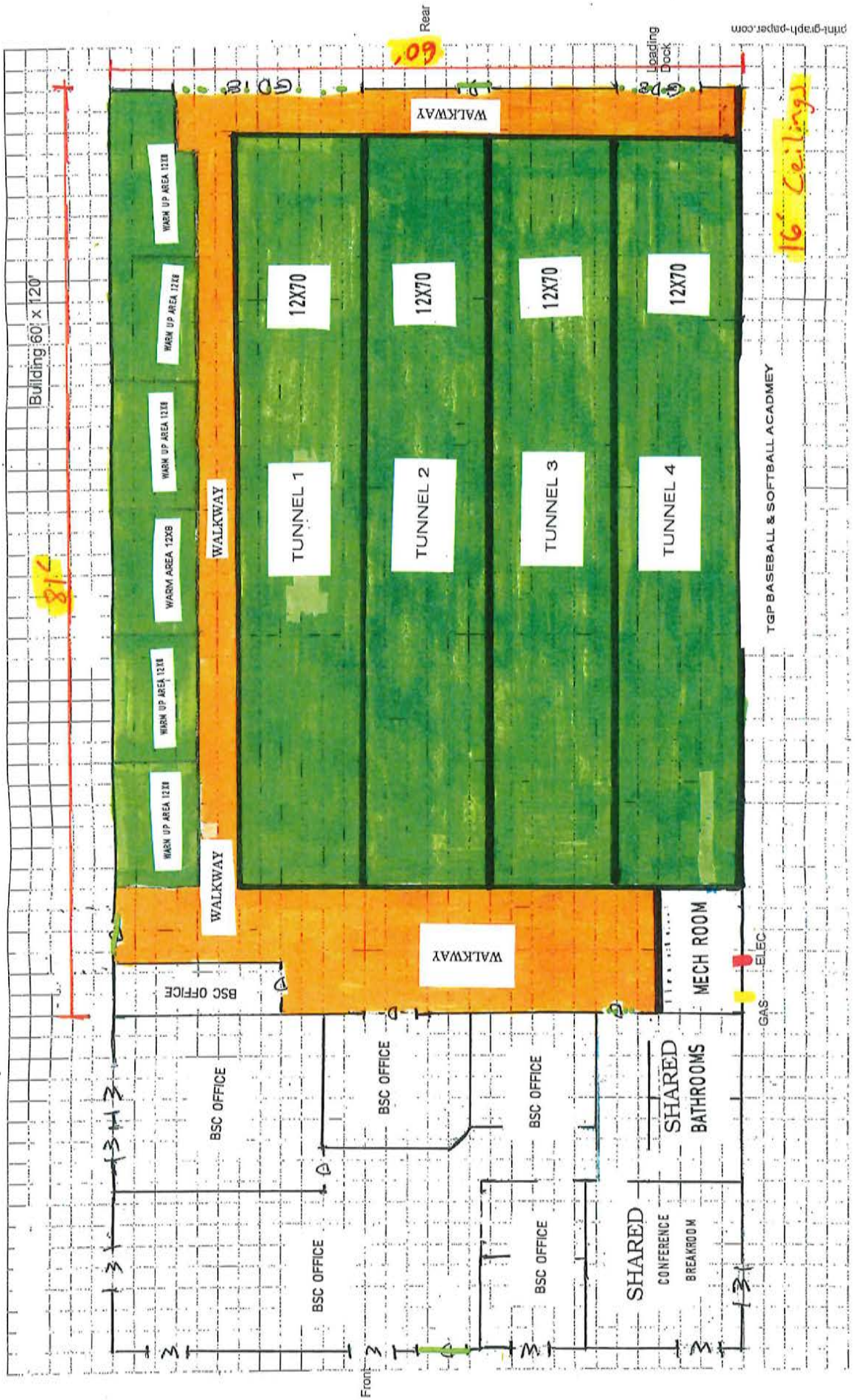
Thanks Brendan McKelvey 763-302-9588



Key	
	Building Walls
	Garage Doors
	Heater (Should not Impact Netting)
	Office, potential for removal
	Mechanical Room (Cannot be Moved)
	Rubber Interlocking Tiles
	Turf, not glued down
	Stationary Perimeter Net
	Sliding Retractable Net

\*Ceiling low point 16H  
 \*Garage Door low point 15H  
 \*Netting to be hung at 13H

# TGP BASEBALL & SOFTBALL ACADEMY



# CITY OF HAM LAKE

15544 CENTRAL AVENUE N.E. HAM LAKE, MINNESOTA 55304  
434-9555 FAX: 434-9599

1978

## APPLICATION FOR SEWAGE DISPOSAL SYSTEMS

Date 8/11, 1997 Bldg. Permit No. ....

Application is hereby made for permit to do work listed below in accord with the ordinances of the City of Ham Lake.

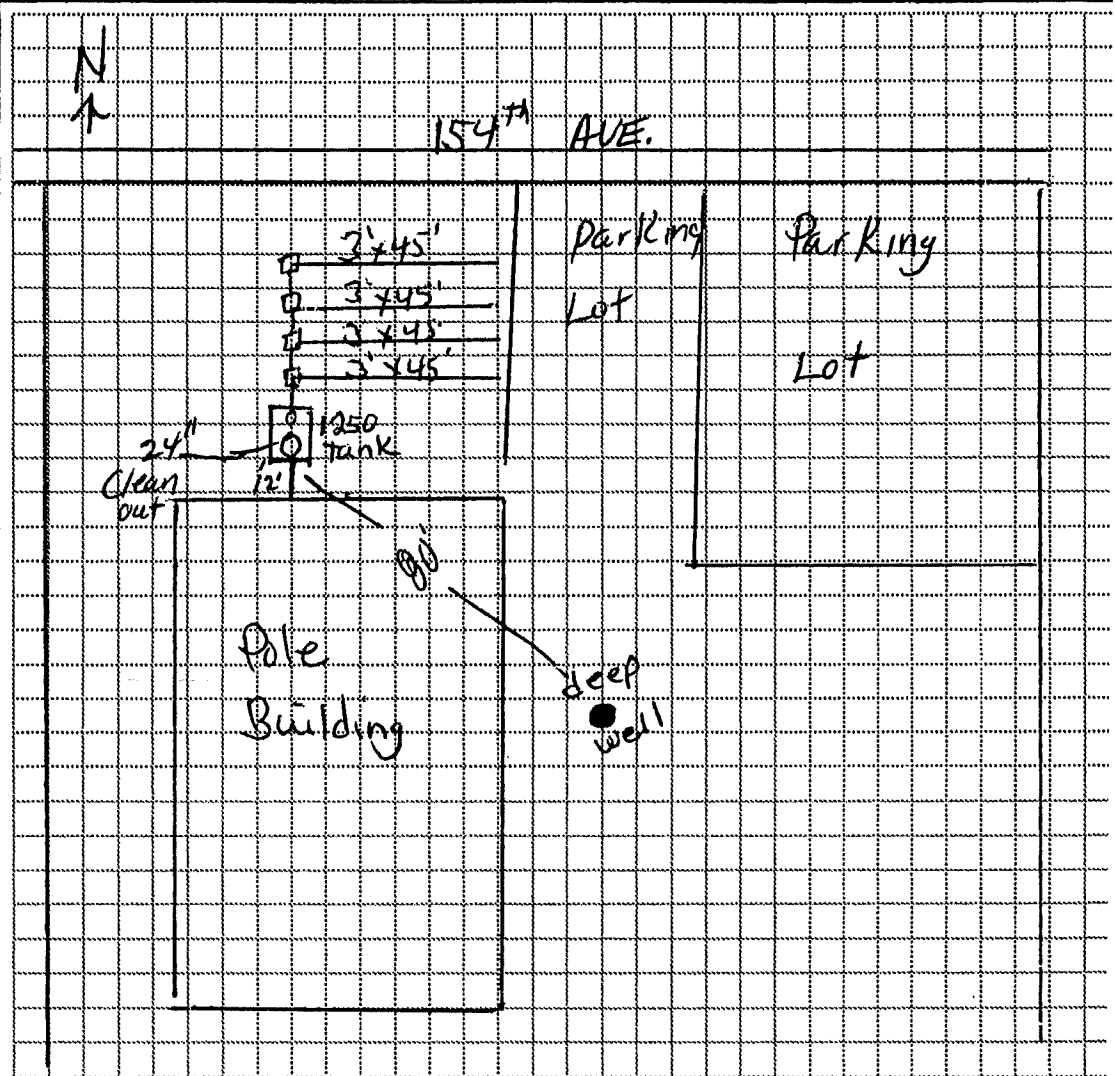
Location of job 1310 154<sup>th</sup> Ave. New work

Owner Best Siding Co. Address ..... Repair work

Tank Mfg. Gilbertson Precast Change over

(Show location of house, tank, drainfield and property line.)

Location of well from tank	80'
Amount of drainfield	540'
Amount of rock under pipe	12"
Amount of rock over pipe	2"
Amount of dirt cover	24"
No. of bedrooms	2 baths
Percolation test	
Water table	

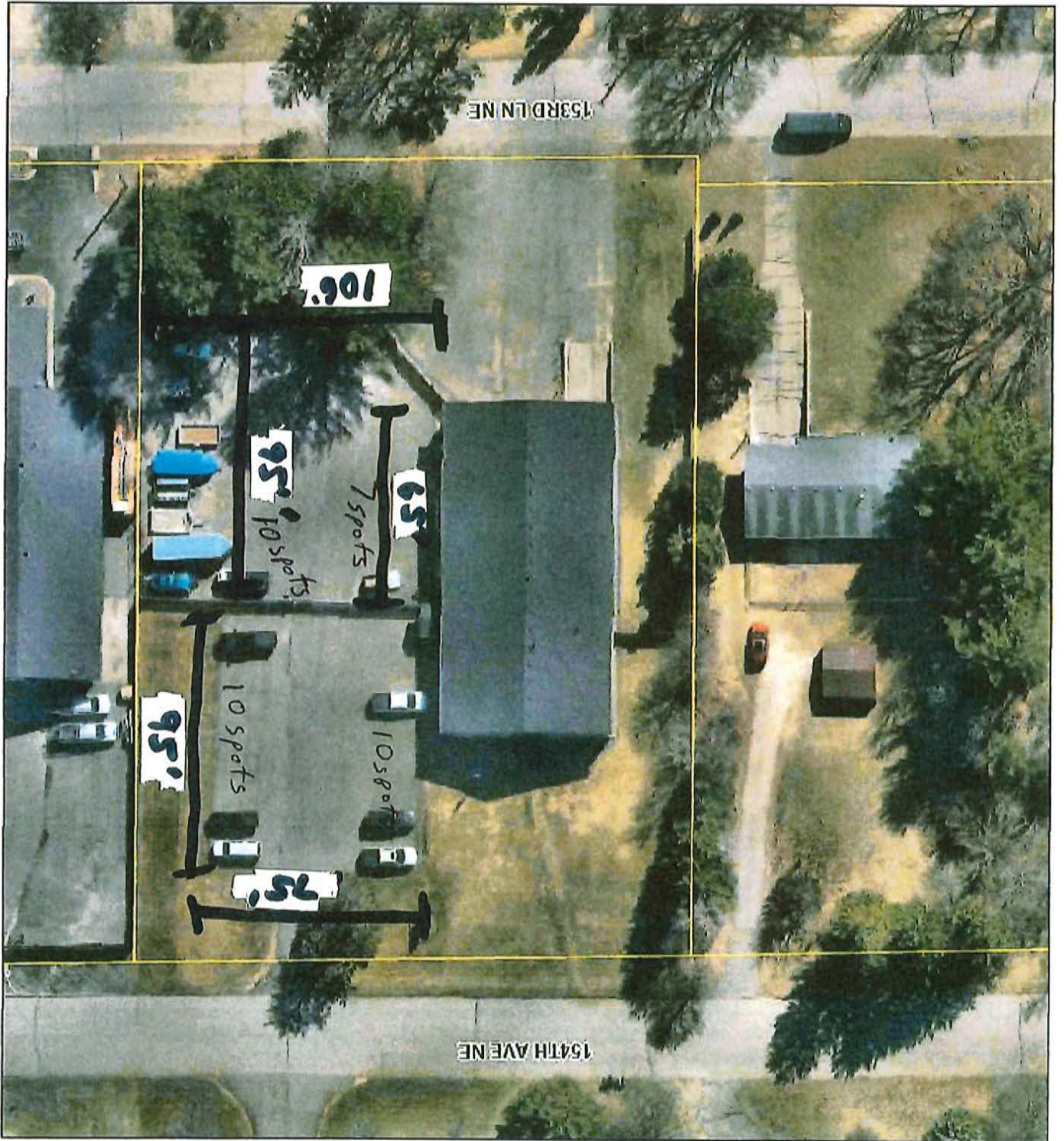


Permit fee	25-
State fee	50
Penalty fee	
TOTAL	25 50

Signature ..... Licensed Installer Phone: 434-3618...

Signature Julie Carlson ..... Other than Licensed Installer

# ArcGIS Web Map



4/13/2026, 9:49:14 AM

Multi-units

