



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 28, 2025

CALL TO ORDER: 6:00 p.m.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES: April 14, 2025

PUBLIC HEARING: None

NEW BUSINESS:

1. Reggie Lubrant of Reggie's Mobile Home Transport, Inc., requesting a Certificate of Occupancy to lease Unit C at 14148 Lincoln Street NE.
2. Richard Lee of JBR Aberdeen, LLC, requesting Commercial Site Plan approval to add pavement and Class 5 at 15035 Aberdeen Street NE.
3. Jeffrey A Stalberger of MN Developments LLC, requesting Sketch Plan approval for South Shore Estates, a minor plat at 17529 Vickers Street NE and 3740 Interlachen Drive NE (3 Single Family Residential lots) in Section 2.
4. Jeffrey A Stalberger of MN Developments LLC, requesting Sketch Plan approval for South Shore Estates Second Addition, (41 Single Family Residential lots and 1 outlot) in Section 2.

COMMISSION BUSINESS:

1. Discussion of Article 9-330.7 Seasonal Temporary Conditional Uses
2. City Council Update

CITY OF HAM LAKE
PLANNING COMMISSION MINUTES
MONDAY, APRIL 14, 2025

The Ham Lake Planning Commission met for its regular meeting on Monday, April 14, 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, Jeff Entsminger, David Ross, Dave Ringler and Erin Dixon

MEMBERS ABSENT: Commissioners Kyle Lejonvarn and Jonathan Fisher

OTHERS PRESENT: Building and Zoning Clerk Jennifer Bohr

CALL TO ORDER: Chair Pogalz called the meeting to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE:

The pledge of allegiance was recited by all in attendance.

APPROVAL OF MINUTES:

Motion by Dixon, seconded by Ross, to approve the minutes of the March 24, 2025, Planning Commission meeting as written. All present in favor, motion carried.

PUBLIC HEARING:

Rezoning of Lot 1, Block 1, Hentges Addition from R-1 (Single Family Residential) to R-A (Rural Single Family Residential) in Section 15 and Section 22

Chair Pogalz stated the entire platted area of the Hentges Addition was in the R-A (Rural Residential Single Family) zoning district. Chair Pogalz stated the larger lot created by the subdivision should have remained in the R-A zoning district; the smaller lot that was created was to be rezoned to R-1 (Residential Single Family). Chair Pogalz stated that when the ordinance for rezoning was created, the entire legal description of the plat was included rather than just the legal description of Lot 2, Block 1, the smaller of the two lots. Chair Pogalz stated this purpose of this public hearing is to recommend approval of a correction to zoning for the larger lot and revert zoning for it back to R-A.

Chair Pogalz opened the public hearing at 6:03 p.m. and asked for public comment.

Jeff Halseth, 3217 159th Avenue NE.

Mr. Halseth stated he lives to the northwest of the Hentges Addition. Mr. Halseth stated he received a notification letter about this hearing and wants to know what rezoning means. Chair Pogalz explained that in 2023, when the subdivision created two lots, the

smaller of the two lots was to be rezoned to R-1, but instead the entire subdivision was rezoned to R-1. Building and Zoning Clerk Bohr presented Mr. Halseth with an image of the subdivision and explained how each of the two lots in the subdivision are to be zoned.

Chair Pogalz closed the public hearing at 6:06 p.m.

Motion by Pogalz, seconded by Dixon, to recommend approval of rezoning Lot 1, Block 1, Hentges Addition from R-1 (Single Family Residential) to R-A (Rural Single Family Residential) in Section 15 and Section 22. All present in favor, motion carried. *This application will be placed on the City Council's Monday, April 21, 2025, agenda.*

NEW BUSINESS: None

COMMISSION BUSINESS:

City Council Update

Chair Pogalz informed the Commissioners that the City Council concurred with the Commission's recommendations to approve the Certificate of Occupancy for Global Distribution Inc., the Commercial Site Plan for Hearth Development and the Kohler Farms sketch plan. There will not be a Planning Commissioner present at the April 21, 2025, City Council meeting.

ADJOURNMENT:

Motion by Dixon, seconded by Entsminger, to adjourn the Planning Commission meeting at 6:07 p.m. All present in favor, motion carried.

Jennifer Bohr
Building and Zoning Clerk

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

MTG DATE: April 28, 2025

INSPECTION ISSUED TO: Jeff Entsminger

APPLICANT/CONTACT: Reggie Lubrant

TELEPHONE NUMBER: 612-325-7699 or reggiestransportinc@yahoo.com

BUSINESS/PLAT NAME: Reggie's Mobile Home Transport, Inc.

ADDRESS/LOCATION OF INSPECTION: 14148 Lincoln St NE, Unit C

APPLICATION FOR: Certificate of Occupancy

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 ~~4/16/25~~ 4/21/2025

Date of Receipt 4-21-25
Receipt # 102111 Amount \$ 200.00

Meeting Appearance Dates:

Planning Commission 4-28-2025 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: P&R Enterprises LLC

Address/Location of property: 14148 Lincoln St NE Unit C Ham Lake, MN 55304

Legal Description of property: Lot 3 Block 2 Majestic Oaks Comm Center 2

PIN # 29-32-23-34-0014

Current Zoning ~~OT-Ind~~ CD-2 Proposed Zoning N/A

Notes: Request related to usage of office space at 14148 Lincoln St NE Unit C Ham Lake

Applicant's Name: Reggie Lubrant

Business Name: Reggie's Mobile Home Transport, Inc

Address 1872 Sims Rd NW

City Oak Grove

State MN

Zip Code 55011

Phone _____ Cell Phone 612-325-7699

Fax _____

Email address reggiestransportinc@yahoo.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 Reginald Lubrant DATE 4/406/25 4/21/25

- FOR STAFF USE ONLY -

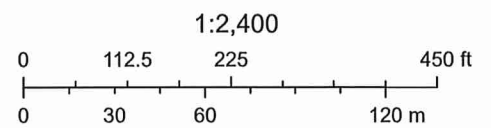
ACTION BY: Planning Commission _____
City Council _____

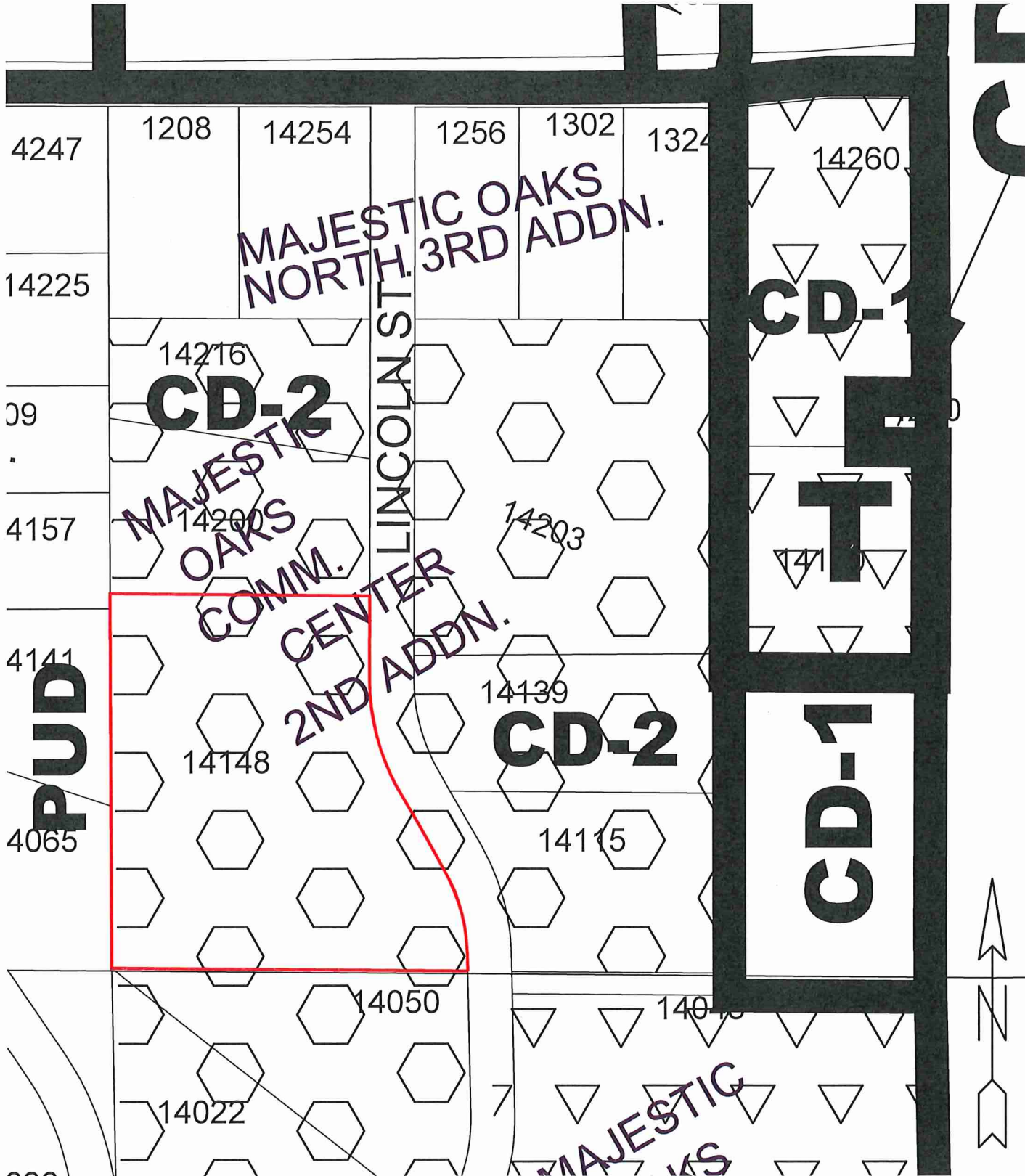
PROPERTY TAXES CURRENT YES NO
Any Active/Deferred Assessments YES NO

ArcGIS Web Map



4/21/2025, 10:38:58 AM





City of Ham Lake
15544 Central Ave NE
Ham Lake, MN 55304

To Whom It May Concern:

As of May 1, 2025 we will be leasing space from P&L Enterprises, LLC at 14148 Lincoln St NE Unit C (255 sq') for the term of 1 year.

We are an established Transporting Company that has been in business Since 1995. We transport and set up Mobile Construction Trailers. We have recently purchased new construction trailers from several manufacturers out of Indiana. We are delivering from the factory directly to our customers jobsite. Our intent is to strictly do business online. From Transporting, Leasing and Selling these units. The State of MN is requiring us to have a Dealers License. We will be acquiring property for the storage of these units in the near future. As per state requirements we need an office space that is strictly for **storing of records**. Our customers do not ever come to an office. These transactions have all been done online.

We have one office person that will work out of this space. We have two other employees that are drivers that will not need an office in this building. We have a home office at 1872 Sims Rd NW, Oak Grove, MN 55011 that we have a CO with the city of Oak Grove for the storage of our trucks and supplies.

Our office hours are recorded with the state as follows:

M-W 9 am – 1 pm
Thurs – Sat by appointment
Sunday Closed

Please see attached site plan with office and parking spots highlighted. We look forward to working with the City of Ham Lake.

Thank you for your consideration,

Reggie's Mobile Home Transport, Inc.

Meeting Date: April 28, 2025

CITY OF HAM LAKE

STAFF REPORT

To: Members of the Planning Commission

From: Mark Jones, Building and Zoning Official

Subject: Reggie's Mobile Home Transport, Inc. at 14148 Lincoln Street NE

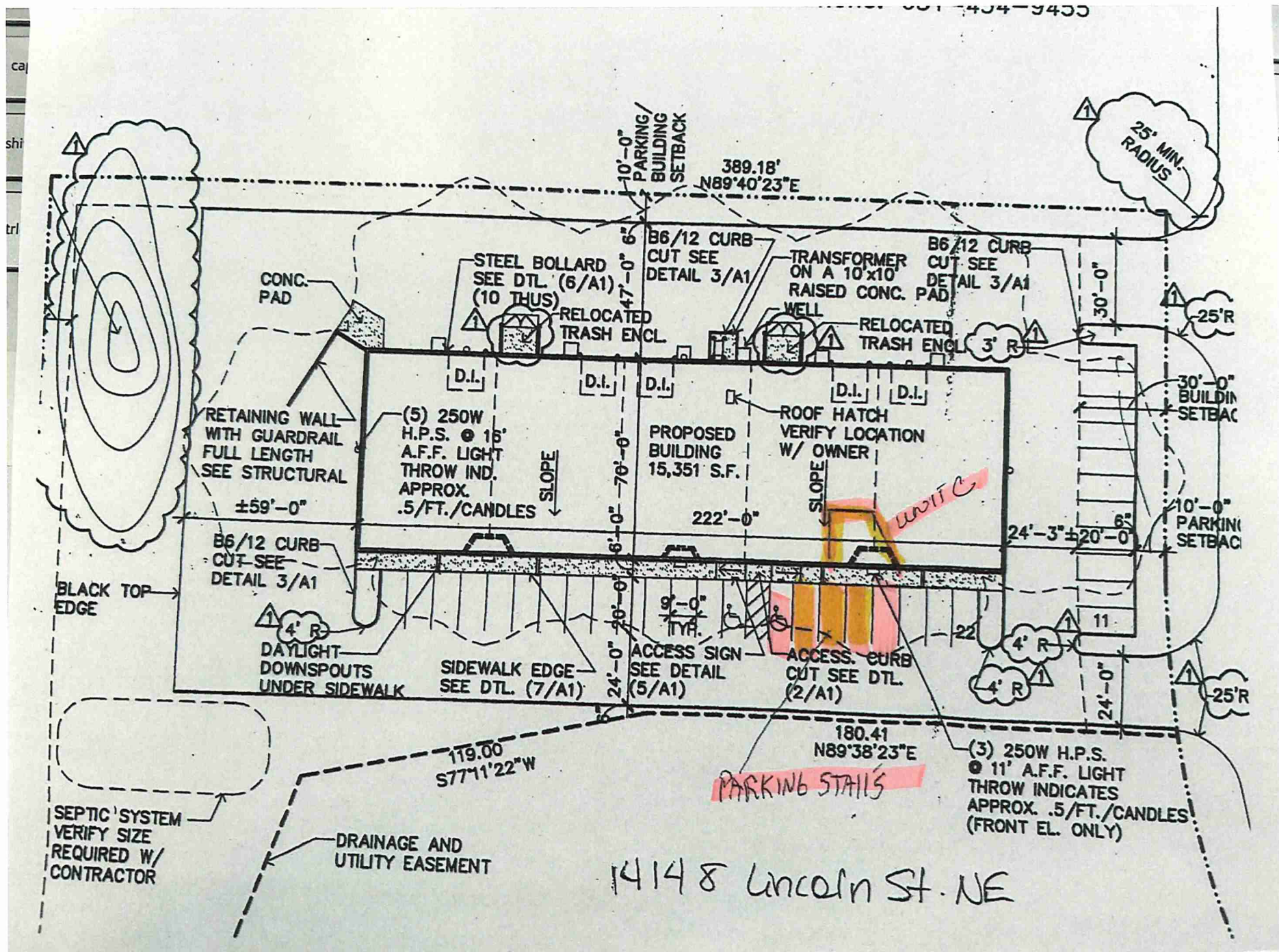
Introduction/Discussion:

Reggie's Mobile Home Transport, Inc., a company which transports and sets up mobile construction trailers (portable construction offices), intends to lease office space at 14148 Lincoln St NE, Unit C (255 sq') for the term of one year, moving in on May 1, 2025. Reggie's Mobile Home Transport, Inc. has been in business since 1995. The State of Minnesota requires Reggie's Mobile Home Transport, Inc. to have a Dealer's Auctioneer License and enclosed office space for storing records. The applicant states their intended use of the space at 14148 Lincoln St NE, Unit C is strictly to conduct business online related to the transporting, leasing and selling units. Reggie's Mobile Home Transport, Inc. has recently purchased new construction trailers from several manufacturers out of Indiana, which they state will be delivered directly to customers' jobsites from the factory. However, they also state Reggie's Mobile Home Transport, Inc. will be acquiring property for the storage of these units in the near future. Customer traffic at this location will be by appointment only. All transactions will be done online. Hours of operation will be Monday through Wednesday, 9:00am to 1:00pm, Thursday through Saturday will be by appointment only. Reggie's Mobile Home Transport, Inc., has three employees. One office person will work at this location. Two other employees, that are drivers, may be at the location but they do not need assigned office space. Reggie's Mobile Home Transport, Inc. currently has a CO with the City of Oak Grove for the storage of trucks and supplies at 1872 Sims Rd NW.

Recommendation:

I recommend approval of the Certificate of Occupancy at 14148 Lincoln St NE, Unit C for Reggie's Mobile Home Transport, Inc. with the following conditions:

- 1) No storing of mobile construction trailers, or manufactured homes, at the 14148 Lincoln St NE site.
- 2) No auctions are to be physically held at the Lincoln Street NE site.
- 3) If commercial trucks are parked at the Lincoln Street NE site, the trucks can only run during daytime hours which are between 7:01 a.m. and 10:00 p.m.
- 4) Property owner must restripe the parking lot.
- 5) No on-street parking.



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

MTG DATE: April 28, 2025

INSPECTION ISSUED TO: Jonathan Fisher

APPLICANT/CONTACT: Rich Lee

TELEPHONE NUMBER: 612-718-9919

BUSINESS/PLAT NAME: JBR Aberdeen, LLC

ADDRESS/LOCATION OF INSPECTION: 15035 Aberdeen St NE

APPLICATION FOR: Commercial Site Plan

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 4/22/2025

Date of Receipt 4-22-25
Receipt # 102133 Amount \$ 750.00

Meeting Appearance Dates:

Planning Commission 4-28-2025 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: JBR Aberdeen, LLC

Address/Location of property: 15035 Aberdeen St. NE, Ham Lake, MN 55304

Legal Description of property: _____

PIN # 20-32-23-43-0022 Current Zoning CD-2 Proposed Zoning CD-2

Notes: Site improvements prior to leasing property

Applicant's Name: Richard Lee

Business Name: JBR Aberdeen, LLC

Address 299 Coon Rapids Blvd. Suite 200

City Coon Rapids State MN Zip Code 55304

Phone 763-862-2005 Cell Phone 612-718-9919 Fax _____

Email address richlee@premiercommercialproperties.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 [Signature] DATE 4/22/2025

- FOR STAFF USE ONLY -

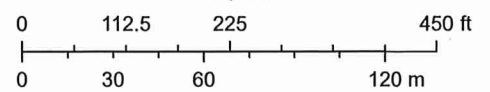
ACTION BY: Planning Commission _____ PROPERTY TAXES CURRENT YES NO
City Council _____ Any Active/Deferred Assessments YES NO

ArcGIS Web Map



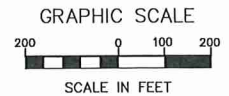
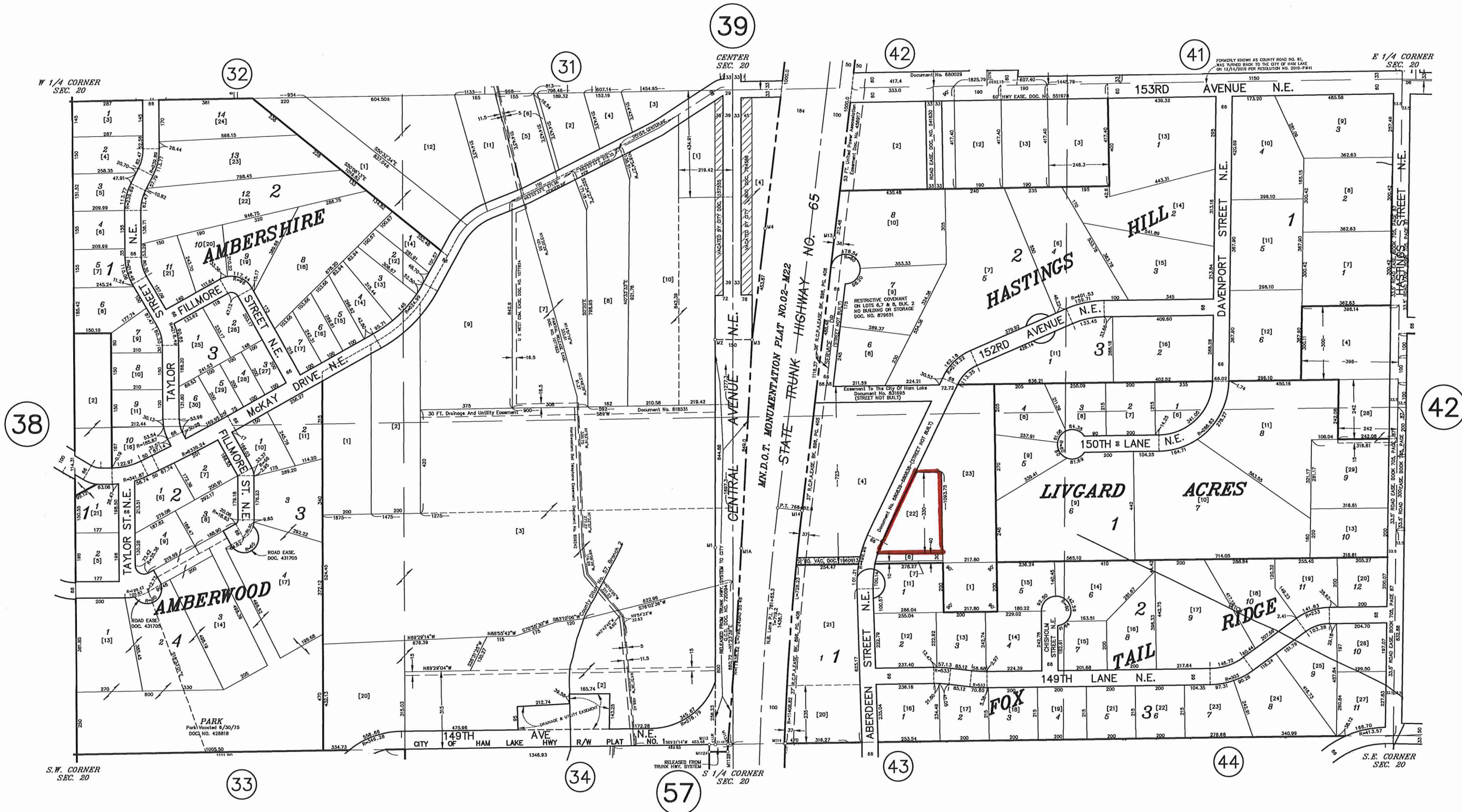
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S 1/2 SECTION 20, T. 32, R. 23

CITY OF HAM LAKE



ANOKA COUNTY
SURVEYOR'S OFFICE
ROOM 224
2100 3RD AVENUE
ANOKA, MN 55303
(763) 324-3200

QUARTER QUARTER INDEX				NORTH HALF OF SECTION
22	21	12	11	
23	24	13	14	
				SOUTH HALF OF SECTION
32	31	42	41	
33	34	43	44	

PROPERTY IDENTIFICATION NUMBER

Section Number	Township Number	Range Number	Quarter Quarter	Specific Parcel
XX	XX	XX	XX	XXXX

SPECIFIC PARCEL NUMBERS ARE IN BRACKETS: [1]
EXAMPLE OF PIN NUMBER: 20-32-23-43-0012

THIS IS A COMPILATION OF RECORDS AS THEY APPEAR IN THE ANOKA COUNTY OFFICES AFFECTING THE AREA SHOWN. THIS DRAWING IS TO BE USED ONLY FOR REFERENCE PURPOSES AND THE COUNTY IS NOT RESPONSIBLE FOR ANY INACCURACIES HEREIN CONTAINED.

4/22/2025

Jennifer Bohr
City of Ham Lake

RE: Commercial Building Plan Review

Dear Jennifer and City Staff:

JBR Aberdeen, LLC have recently purchased the property located at 15035 Aberdeen Street NE, Ham Lake, MN 55304. The property has been previously used as an office, manufacturing and storage facility.

We purchased the property with the intention of improving the aesthetics of the property and renting it out to a small business that fit withing the current CD-2 zoning. We have been working with a tenant that has a Janitorial Service Business that will lease the facility and sub-lease a portion of the property to another business that they own. The second business does require a used car dealer license, and they are only planning on having 5 cars for sale. Both buildings on site will be used for storage of equipment and tools. Both businesses fall withing the approved use in CD-2 zoning.

The parking requirement for the tenant is up to 15 cars at any given time. This includes cars for sale, employee parking and customer parking. The tenant will be submitting a more detailed business narrative when they go through the certificate of occupancy application.

Business hours are expected to be Monday 9:00 am – 1:00 pm and Tuesday – Saturday by appointment only.

Please feel free to reach out with any questions or comments.

Thank you,

Richard Lee
JBR Aberdeen, LLC

Meeting Date: April 28, 2025

CITY OF HAM LAKE

STAFF REPORT

To: Members of the Planning Commission

From: Mark Jones, Building and Zoning Official

Subject: JBR Aberdeen, LLC Commercial Site Plan for 15035 Aberdeen St NE

Introduction/Discussion:

JBR Aberdeen, LLC is requesting commercial site plan approval to improve the 15035 Aberdeen St NE parcel by paving areas for parking and for a driveway to structures on the property. The applicant's paving plan shows asphalt within Aberdeen Street NE right-of-way and within the 10-foot setback area. A condition of approval for the paving plan, as presented, will be that the applicant must sign an encroachment agreement with the city. This agreement must be signed and recorded with Anoka County before the applicant makes improvements and leases the property to their proposed tenant. The parcel is approximately 1.58 acres. Class 5 material has been placed on approximately 35,000 square feet of the property. Coon Creek Watershed District is currently reviewing plans for the site to determine drainage and stormwater management requirements.

The parcel is in the CD-2 zoning district with residentially zoned property along the northern and eastern property lines. Per Article 11-1853.A, *where property lines are adjacent to residential areas, a planting screen of conifers shall be required; of sufficient size and proximity to provide an intermingled screen within 5 years.* The applicant could also construct a privacy fence. Currently there are some trees along the northern and eastern property lines. The Planning Commission will need to determine if the existing trees provide adequate screening and where trees are to be planted, or a privacy fence is to be constructed, to fully screen the parcel from the adjacent residential property. If conifers are chosen for screening, they are to be at least five-feet in height and be planted ten-feet apart in one row. If grading removes trees currently adjacent to residential property lines, screening must be replaced in those areas. The Planning Commission will need to determine a date by which screening is to be in place.

Recommendation:

I recommend approval of the Commercial Site Plan requested by JBR Aberdeen, LLC at 15035 Aberdeen St NE with the following conditions:

- 1) Site plan approval is contingent on JBR Aberdeen, LLC obtaining a permit from the Coon Creek Watershed District.

- 2) Signing an encroachment agreement with the city and filing it with Anoka County prior to starting any paving on the parcel.
- 3) All paving and required drainage and stormwater management requirements be completed prior to tenant occupancy.
- 4) Providing adequate screening adjacent to residential property along the northern and eastern property lines prior to tenant occupancy.
- 5) If any trees planted for screening die, the tree(s) shall be replaced to maintain proper screening.

GENERAL NOTES

1. THE INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF EXISTING UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO TYPE AND LOCATION OF UTILITIES AS NECESSARY TO AVOID DAMAGE TO THESE UTILITIES.
2. CALL GOPHER STATE ONE CALL AT LEAST 48 HOURS PRIOR TO ANY EXCAVATIONS FOR EXISTING UTILITIES LOCATIONS.
3. THE CONTRACTOR SHALL FIELD VERIFY SIZE, ELEVATION, AND LOCATION OF EXISTING UTILITIES AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO THE START OF INSTALLATIONS.
4. ALL UTILITY AND STREET INSTALLATIONS SHALL CONFORM TO THE CITY STANDARD SPECIFICATIONS AND DETAIL PLATES.
5. ALL WORK SHALL BE PERFORMED DURING CITY APPROVED WORKING HOURS.
6. PARKING, EQUIPMENT STORAGE OR MATERIAL STORAGE SHALL NOT BE ALLOWED ON PUBLIC STREETS OR WITHIN PUBLIC RIGHT-OF-WAY.
7. NOTIFY CITY A MINIMUM OF 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
8. ALL ELECTRIC, TELEPHONE, AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL, SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS, AS NECESSARY TO CONTROL THE MOVEMENT OF TRAFFIC.

LEGEND

- | | | | |
|--|--------------------------------|--|---|
| | EXISTING AIR GAS METER | | PROPOSED CONTOUR |
| | EXISTING AIR CONDITIONING UNIT | | PROPOSED SPOT ELEVATION
(GUTTERLINE, BITUMINOUS SURFACE, OR GROUND SURFACE UNLESS OTHERWISE INDICATED) |
| | EXISTING FIBER OPTIC BOX | | PROPOSED DIRECTION OF DRAINAGE |
| | EXISTING ELECTRICAL BOX | | PROPOSED SILT FENCE |
| | EXISTING CABLE PEDESTAL | | PROPOSED BIOROLLS |
| | EXISTING WELL | | PROPOSED INLET PROTECTION |
| | EXISTING CONTOUR | | PROPOSED RIP-RAP |
| | EXISTING FENCE | | HAND BORINGS BY MARK TRADWELL |
| | EXISTING FENCE | | |
| | EXISTING BITUMINOUS | | |
| | EXISTING CONCRETE | | |
| | EXISTING GRAVEL | | |

TIMING FOR EROSION & SEDIMENT CONTROL

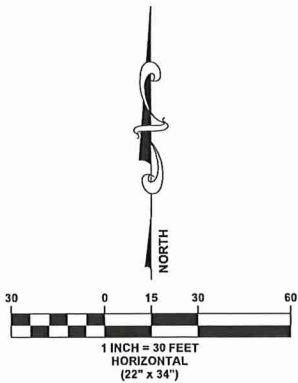
ALL EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS OR IMPLEMENTED IN THE FIELD SHALL BE IN ACCORDANCE WITH THE CITY REQUIREMENTS.

- PHASE I:
1. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
 2. PROVIDE TEMPORARY PARKING AND STORAGE AREA.
 3. INSTALL SILT FENCE AS SHOWN ON PLAN.
 - 3.1. ADDITIONAL SILT FENCE MAY BE NECESSARY IF LOCAL CONDITIONS REQUIRE.
 - 3.2. THE CONTRACTOR SHALL MAINTAIN SILT FENCE, INCLUDING THE REMOVAL OF ACCUMULATED SEDIMENT, THROUGH COMPLETION OF BUILDING CONSTRUCTION.
 - 3.3. SILT FENCE SHALL REMAIN IN-PLACE UNTIL SITE HAS BEEN STABILIZED.
 - 3.4. CONTRACTOR TO PROVIDE ADDITIONAL SILT FENCE, BIOROLLS, EROSION CONTROL BLANKET, OR OTHER APPROVED EQUAL FOR ANY SLOPES THAT APPEAR TO BE FAILING. (NOTE: EROSION CONTROL BLANKET MUST HAVE NON-FIXED JOINTS AND BE FULLY BIODEGRADABLE; ANY BLANKET NETTING MUST BE LOOSE-WEAVE.)
 4. INSTALL INLET PROTECTION FOR ALL EXISTING STORM SEWER STRUCTURES (AS APPLICABLE).
 5. PERFORM SITE GRADING ON AN AREA-BY-AREA BASIS TO MINIMIZE UNSTABILIZED AREAS.
 - 5.1. CONTRACTOR MUST IMMEDIATELY INITIATE STABILIZATION OF EXPOSED SOIL AREAS, AND COMPLETE THE STABILIZATION WITHIN SEVEN (7) CALENDAR DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE TEMPORARILY OR PERMANENTLY CEASES.
 6. PAY SPECIAL ATTENTION TO ADJACENT PROPERTY LINES TO ENSURE THE EROSION CONTROL PRACTICES INPLACE IN THOSE AREAS PREVENT MIGRATION OF SEDIMENT ONTO ADJACENT PROPERTIES.
 7. STABILIZE SOIL STOCKPILES; STABILIZATION SHALL BE INITIATED IMMEDIATELY.
 8. FINAL GRADE SWALE AREAS UPON STABILIZATION OF UPSTREAM AREAS.
 9. CONTRACTOR SHALL BE RESPONSIBLE TO SWEEP/SCRAPE ADJACENT STREETS WHEN MATERIALS OR DEBRIS HAVE WASHED/FLOWED ONTO ADJACENT STREETS OR AS DIRECTED BY CITY.

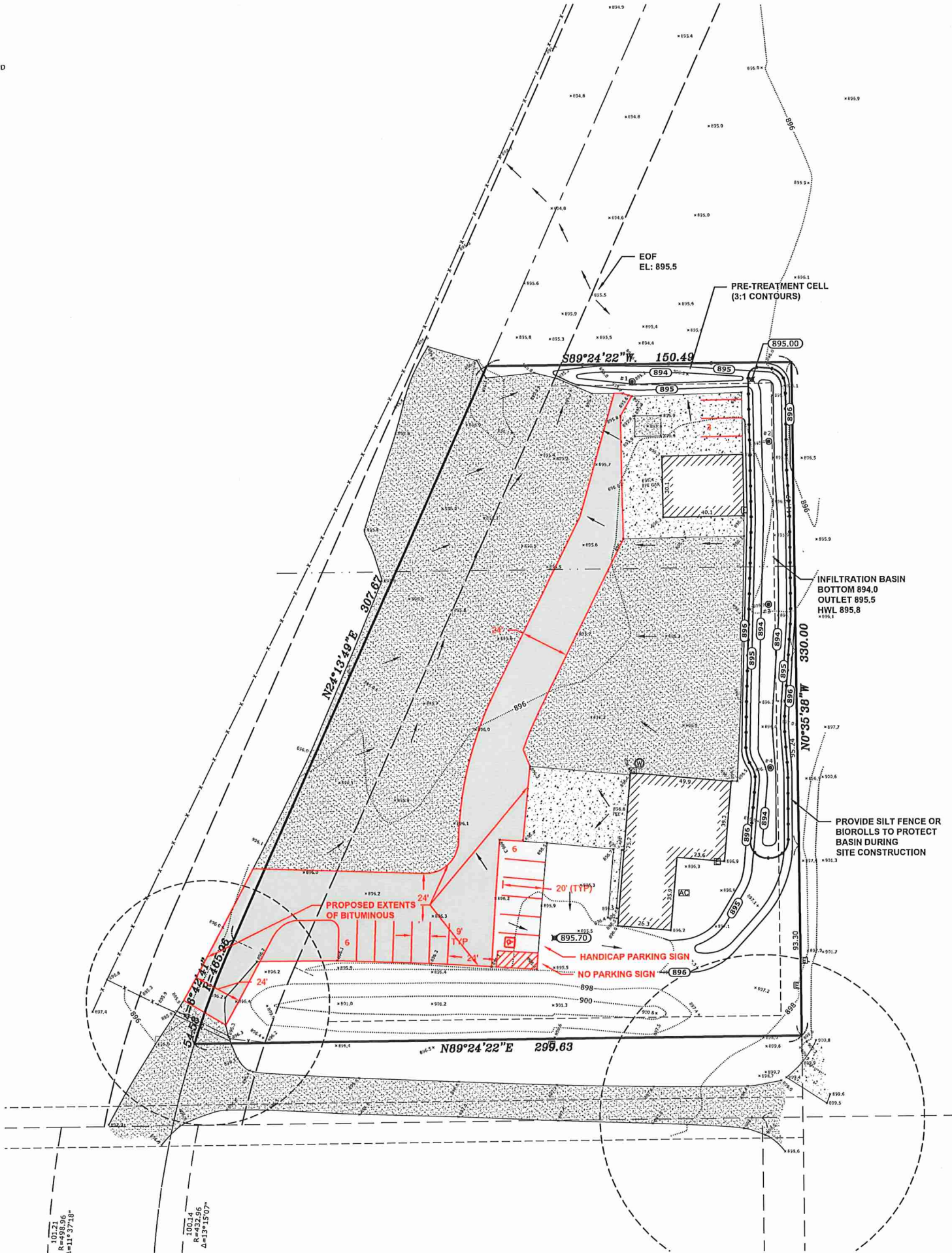
- PHASE II:
1. INSTALL RIP-RAP AT FLARED-END SECTIONS (AS APPLICABLE).
 2. INSTALL TEMPORARY INLET PROTECTION FOR ALL STORM SEWER INLET STRUCTURES IN PAVING AREAS (AS APPLICABLE).
 3. INSTALL UTILITIES INCLUDING SANITARY SEWER, WATER MAIN, STORM SEWER (AS APPLICABLE).
 4. COMPLETE GRADING AND INSTALL SEED OR SOD IN DISTURBED PERVIOUS AREAS (PER LANDSCAPE PLAN).
 5. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES ONLY AFTER SITE HAS BEEN STABILIZED.

GRADING INFORMATION

LOT AREA = 74,790 SF
= 1.72 ACRES
AREA OF DISTURBANCE = ~30,000 SF
= 0.69 ACRES



Know what's below.
Call before you dig.



PLOWE
ENGINEERING, INC.



DRAWN BY:
AG
JOB NO:
25-2187
CHECK BY:
MCA
DATE:
03/12/25

NO.	DATE	DESCRIPTION
1	04-21-25	PAVEMENT EXTENTS ADDED
2	04-22-25	RFC COMMENTS
3	04-22-25	PAVEMENT EXTENTS ADDED
4	04-22-25	PAVEMENT EXTENTS ADDED
5	04-22-25	PAVEMENT EXTENTS ADDED
6	04-22-25	PAVEMENT EXTENTS ADDED
7	04-22-25	PAVEMENT EXTENTS ADDED
8	04-22-25	PAVEMENT EXTENTS ADDED

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed professional engineer under the laws of the State of Minnesota.

PRELIMINARY

ADAM GINKEL
License No. 43963
Date: 04-21-2025

15035 ABERDEEN ST NE
HAM LAKE, MN

PAVING PLAN

PREPARED FOR: 15035 ABERDEEN ST NE

SHEET

C1.2

25-2187

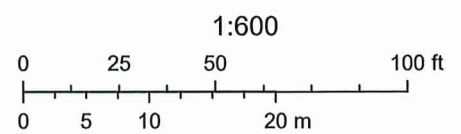
ArcGIS Web Map

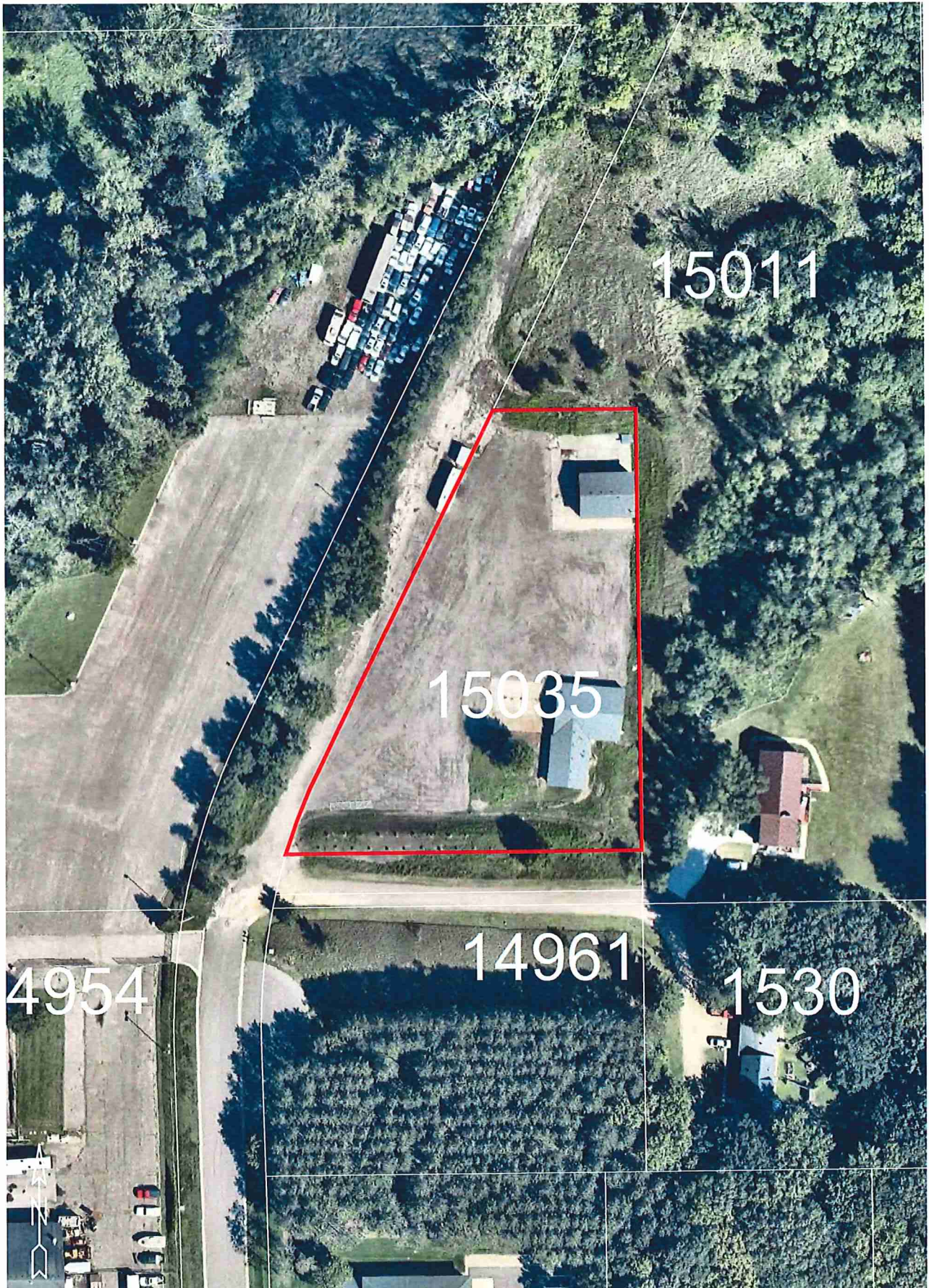


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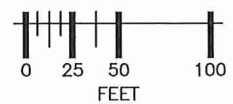
- Multi-units

2024 Aerial Photo





Lot after Class 5 Spread



STATE TRUNK

15115

152ND

1600

CD-1

R-1

15011

1559

1609

1623

150TH LN

1554

1602

CD-2

15035

14954

1496

1530

14958

GF

14941

1519

1541

14953

CHISHOLM ST

P

149TH LN.

14909

1522

1540

1560

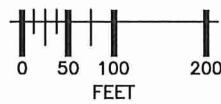
1614

14855

14855

1555

1625



Excerpt from Article 11 of the City Code

...

11-1800 LANDSCAPING IN COMMERCIAL ZONED AREAS

In all areas of the City zoned CD-1, CD-2, CD-3 or CD-4, the following conditions shall apply to landscaping and ground cover.

11-1810 Landscape Plan Required No building permit shall be issued for construction on a vacant lot, nor for any addition to an existing building involving the addition of 500 square feet or more of additional building space, unless the applicant shall have first submitted and obtained approval of the City Council, after review by the Planning Commission, of a landscaping plan meeting the requirements of this code.

11-1820 Installation Required No certificate of occupancy shall be issued for any construction which required a landscaping plan unless the applicant has installed all of the elements of the landscaping plan, or unless the applicant has posted security acceptable to the City to guarantee timely installation of all landscaping.

11-1830 Time for Submission The landscaping plan shall be submitted, whenever possible, at the time of site plan approval. If the landscaping plan is not submitted at the time of site plan approval, it must be separately reviewed by the Planning Commission and approved by the City Council prior to the issuance of any building permits.

11-1840 Contents and Specifications

The landscaping plan shall be a quality document prepared at a scale of one-inch equals thirty feet, showing all relevant dimensions. Fifteen copies of the plan shall be submitted by the applicant. The following data shall be displayed on the plan, legibly labeled:

- A. Perimeter of all buildings, signs or other structures;
- B. Parking lots and walkways, identifying pavement material;
- C. Areas of decorative rock, identifying type of rock;
- D. Areas of lawn;
- E. Other areas where other than natural wooded vegetation is to be used as ground cover, identifying the ground cover to be used;
- F. Locations, trunk size, height and species of all trees to be planted;
- G. Locations where existing natural wooded vegetation will remain undisturbed;
- H. All other landscaping features to be used.

11-1850 MINIMUM LANDSCAPING REQUIREMENTS

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.

11-1852 Ground Cover On any side of a lot which abuts a public road, the area from the road right-of-way to the nearest building side shall be entirely covered with ground cover consisting of pavement, decorative rock bordered with edging, lawn grass intended for regular mowing, mulch, bark, wood chips or other commonly used landscaping ground cover. Shingles, aggregate and clay mixtures such as Class V material, recycled concrete or asphalt, and other non-conventional ground covers shall not be permitted. Loose ground cover shall be installed to a depth of at least three inches. Any area which is covered by landscaping ground cover (not lawn or pavement) shall also include one decorative shrub for each ten square feet of ground cover.

Side yards and rear yards which do not contain existing natural wooded vegetation shall either be covered with ground cover in the manner stated above for front yards, or shall be planted so as to encourage the emergence of natural wooded vegetation, through the planting of tree species expected to reach a height of at least twenty five feet. Areas so prepared shall not be required to have mown lawn areas, but may be allowed to return to a natural state.

11-1853 Tree Plantings Trees which are planted outside of areas intended to return to a natural wooded state shall be of a variety indigenous to the local climate. Deciduous trees shall, when planted, have a trunk size of at least one and one half inches at a height of four feet from ground level. Conifers shall have a height of at least five feet. Tree locations are subject to review and approval of the City in the landscaping plan review process, and while no specific number of trees are required, the following general principles shall be observed;

- A.** Where property lines are adjacent to residential areas, a planting screen of conifers shall be required, of sufficient size and proximity to provide an intermingled screen within five years;
- B.** Decorative trees shall be planted along the right of way lines of adjacent public roadways;
- B.** The use of conifers shall be encouraged and preferred.
- C.** Whenever possible, an attempt will be made to preserve stands of existing vegetation, particularly treed or wooded areas.

11-1860 Case by Case Evaluation

Recognizing that the City contains a wide variety of commercial land, the landscape approval process shall be on a case by case basis. Where wetlands are present, or where large distances separate a commercial lot from adjacent lands, for example, strict adherence to screening requirements may be unnecessary. Likewise, strict adherence to the remaining provisions of Article 11-1800 may be unnecessary where size, spatial relationships, topography or other physical features render a given landscaping plan aesthetically acceptable, and departures from the strict observance of the elements of Article 11-1800 shall not be considered variances requiring a showing of physical hardship. Conversely, an applicant shall be expected to meet the general spirit of this article in establishing an aesthetically pleasing landscaping plan.



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 4/22/2025

Date of Receipt 4-25-2025

Receipt # 102147 Amount \$ 700.00

Meeting Appearance Dates:

Planning Commission 4-28-2025

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: South Shore Estates

Address/Location of property: XXX Vickers St NE

Legal Description of property: _____

PIN # 02-32-23-34-0018 / 02-32-23-43-0001 Current Zoning R-A Proposed Zoning R-1

Notes: 3 Single Family Res lots

Applicant's Name: Jeffrey A Stalberger

Business Name: MN Developments LLC

Address 3399 185th Lane NE

City Wyoming State MN Zip Code 55304

Phone 612-799-1471 Cell Phone _____ Fax _____

Email address stally68@msn.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 Jeffrey Stalberger DATE 04/22/25

- FOR STAFF USE ONLY -

ACTION BY: Planning Commission _____ PROPERTY TAXES CURRENT YES NO
 City Council _____ Any Active/Deferred Assessments YES NO

CITY OF HAM LAKE

ACKNOWLEDGMENT OF RESPONSIBILITY TO REIMBURSE EXPENSES

The undersigned, Jeffrey A Stalberger, 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 \$_____, 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.

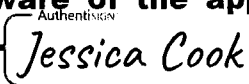







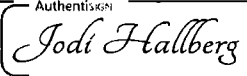
Applicant Signature  Dated 04/22/25

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


See Below. Multiple
Owners

_____, 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.

<p> 04/24/25</p>	<p> 04/24/25</p>	<p> 04/22/25</p>
<p>Property Owner Signature</p> <p> 04/24/25</p> <p> 04/22/25</p>	<p> 04/24/25</p> <p> 04/24/25</p> <p> 04/22/25</p>	<p>Dated _____</p> <p> 04/22/25</p>

Memorandum

Date: April 24, 2025
To: Planning Commissioners
From: David A. Krugler, City Engineer 
Subject: South Shore Estates Minor Plat

Introduction:

The proposed three lot residential development, is located on the combined 94.3-acres of 02-32-23-43-0001 (17529 Vickers Street) and 02-32-23-34-0018 (3740 Interlachen Drive). The plans have not identified if the houses and associated accessory buildings from 3740 Interlachen Drive and 17529 Vickers Street will remain or be razed. The three parcels are zoned Residential-Rural Single Family (R-A) and are proposed to be zoned Residential-Single Family (R-1). A 600-scale aerial photo, a 600-scale zoning map and 400-scale half-section maps are attached.

Discussion:

The proposed subdivision falls under the Minor Plat portion of City Code Section 10-101. Consideration of approving both the preliminary and final plat will be before the Planning Commission at the same meeting, following the public hearing. Easement dedication will be required around the perimeter of each proposed parcel, along with 100-foot easement (50-foot either side of the centerline) dedication over County Ditch 11. The easement dedicated over County Ditch 11 will contain the wetlands in the northeast portion of proposed Lot 1 of Block 1.

There are existing buildings, accessory buildings, wells and septic systems located within the proposed Sketch Plan. Future submittals need to show all removals or compliance of existing well and septic systems. Existing wells to be abandoned will need to be sealed per Minnesota Department of Health requirements. The existing septic systems to be abandoned, including tanks, will need to be abandoned per MPCA requirements. Demolition permits will need to be approved by the Building Official. Proof that wells have been sealed and septic systems/tanks have been abandoned must be submitted to the Building Official as well. There is City storm sewer on the north end of Vickers Street that will be need to be shown.

Vickers Street is the jurisdictional boundary between the Coon Creek Watershed District (CCWD) and the Sunrise River Watershed Management Organization (SRWMO). The parcels within CCWD are within a drainage sensitive area, however since no grading is proposed, no modifications will be required with the Minor Plat as no construction is proposed and all facilities are existing. The City of Ham Lake waived Wetland Conservation Act jurisdiction to CCWD for that portion of the project located outside of the CCWD boundary. That portion of the plat within the SRWMO will be reviewed for compliance with the SRWMO Watershed Management Plan.

Lots 1 of Block 1 and Lots 1 and 2 of Block 2 are located within the shoreland zoning district for Coon Lake. Coon Lake is defined as a General Development Lake, and per the attached portion of the Shoreland Zoning Ordinance 92-35 both the structure setback and sanitary sewer setback are 50 feet. Per ordinance 92-35, impervious area is not allowed to exceed 25% of each proposed lot. A potential park is shown within the proposed subdivision on the Bike Facilities Map. However, the park committee recommendation is to accept monies in lieu of parkland.

Both parcels 02-32-23-43-0001 and 02-32-23-34-0018 were enrolled in the Anoka County Green Acres and Rural Preserve deferred tax program. Taxes are calculated on both market value and agricultural value, but paid on the lower, agricultural value, each year. The difference between the tax calculated on agricultural market value and the actual market value is deferred until the property is sold or no longer qualifies for the program. When the property is sold, or no longer qualifies, the deferred tax may be due for three years, on the part sold or no longer qualifying. The deferred payment has been calculated resulting in \$3,358.27 for each parcel and must be required to be paid prior to preliminary/final plat approval.

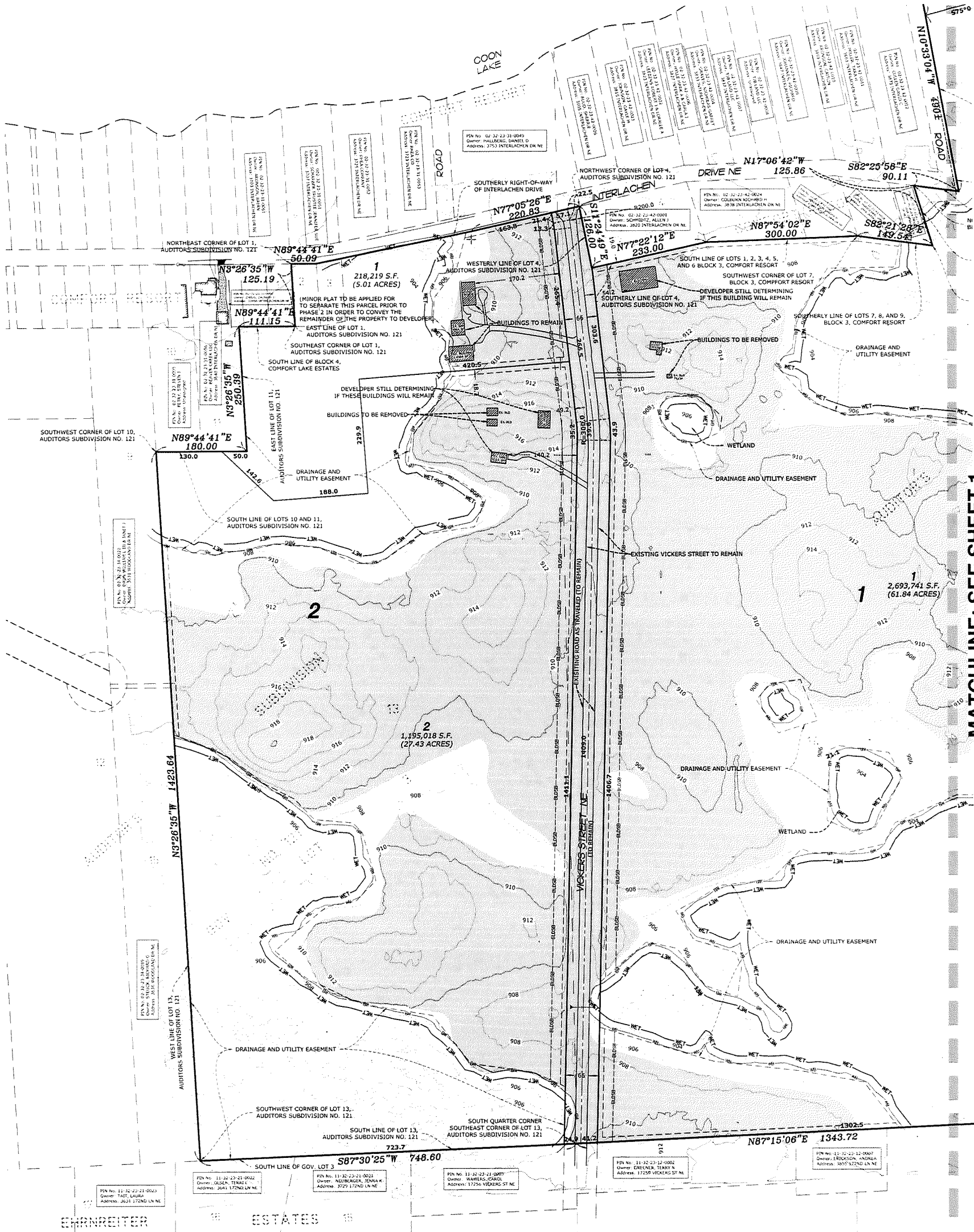
Recommendations:

It is recommended that the South Shores Estates Minor Plat Sketch Plan be recommended for approval.

MINOR PLAT

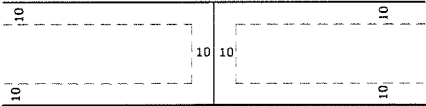
~of~ SOUTH SHORE ESTATES
~for~ MN DEVELOPMENTS, LLC.
17404 WARD LAKE DRIVE NW
ANDOVER, MN 55304
(612) 799-1471

NORTH



MATCHLINE: SEE SHEET 1

TYPICAL EASEMENTS
(NOT TO SCALE)



BEING 10 FEET IN WIDTH ADJOINING RIGHT OF WAY LINES
AND 10 FEET IN WIDTH ADJOINING LOT LINES UNLESS
OTHERWISE SHOWN.

NOTES

- Bearings shown are on Anoka County datum.
- Parcel ID Numbers: 02-32-23-34-0018
02-32-23-43-0001
(It is anticipated that these two parcels may become one PID in the registration process.)
- Site Address: 3740 INTERLACHEN DR NE
17529 VICKERS ST NE
- OWNERS: First Fiduciary Corporation
Daniel D. Hallberg
Robert Hallberg
Christopher Hallberg
Jessica Cook
Good Olde Memories, LLC

DEVELOPMENT DATA

TOTAL SITE AREA = 94.28± ACRES
3 PROPOSED SINGLE FAMILY LOTS
AVERAGE LOT SIZE = 31.43 ACRES
MINIMUM STREET FRONTAGE = 200 FEET
MINIMUM LOT SIZE = 1.00 ACRES (INCLUDING HALF OF STREET ROW)
PROPOSED ZONING = R-1
BUILDING SETBACKS: FRONT = 30 FEET
SIDE = 10 FEET
REAR = 50 FEET
COUNTY ROAD = 50 FEET

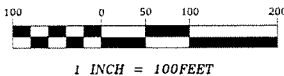
I hereby certify that this survey, plan
or report was prepared by me or under
my direct supervision and that I am a
duly Registered Land Surveyor under
the laws of the State of Minnesota.

JASON E. RUD
Date: 04/23/2025 License No. 41578

LEGEND

- DENOTES LIDAR CONTOURS (2' INTERVAL)
- DENOTES BUILDING SETBACK LINE
- DENOTES WETLAND LINE DELINEATED BY KJOLHAUG ENVIRONMENTAL SERVICES INC.
- DENOTES WETLAND BUFFER LINE
- DENOTES ADJACENT PARCEL OWNER INFORMATION (PER ANOKA COUNTY TAX INFORMATION)
- DENOTES AREA 1' ABOVE MOTTLED SOILS

GRAPHIC SCALE



DRAWN BY: MMD	JOB NO: 24-0987	DATE: 03/20/25
CHECK BY: JER	FIELD CREW: DT / CT	
1 04/15/25	MINOR PLAT	MMD
2 04/21/25	CITY COMMENTS	MMD
3 04/23/25	CITY COMMENTS / PHASING	MMD
NO. DATE	DESCRIPTION	BY

MINOR PLAT

~of~ SOUTH SHORE ESTATES
~for~ MN DEVELOPMENTS, LLC.
17404 WARD LAKE DRIVE NW
ANDOVER, MN 55304
(612) 799-1471

VICINITY MAP

PART OF SEC. 2, TWP. 32, RNG. 23



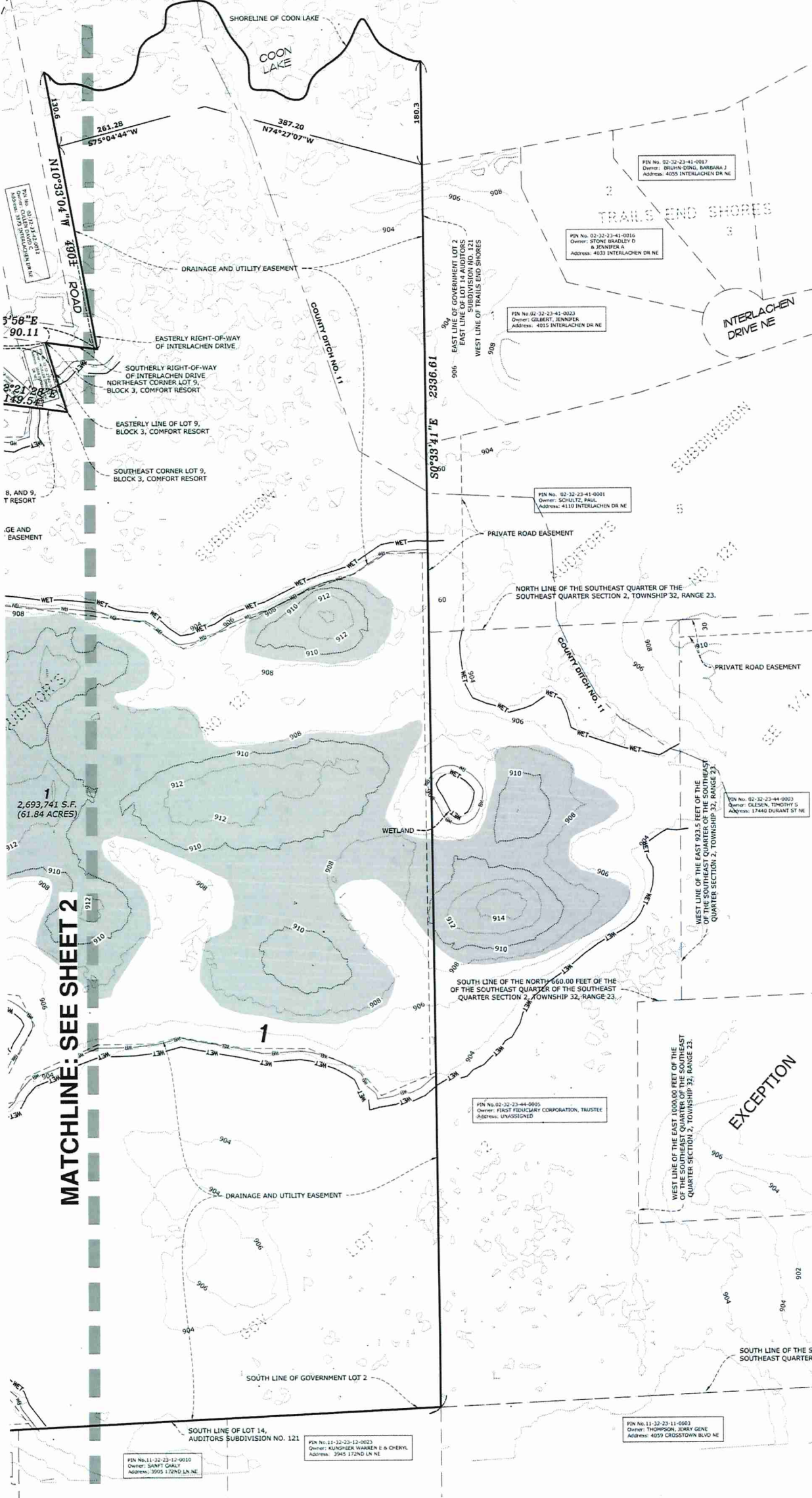
ANOKA COUNTY, MINNESOTA
(NO SCALE)

NORTH

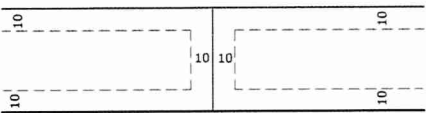
PROPERTY DESCRIPTION

That part of Government Lot 2 and Government Lot 3, Section 2, Township 32, Range 23, Anoka County, Minnesota, described as follows:

Beginning at the South Quarter corner of said Section 2, also being the Southeast corner of said Lot 13, AUDITOR'S SUBDIVISION NO. 121; thence South 87 degrees 30 minutes 25 seconds West, assumed bearing, along the South line of said Government Lot 3, also being the South line of said Lot 13, AUDITOR'S SUBDIVISION NO. 121, a distance of 748.60 feet to the Southwest corner of said Lot 13, AUDITOR'S SUBDIVISION NO. 121; thence North 03 degrees 26 minutes 35 seconds West, along the West line of said Lot 13, AUDITOR'S SUBDIVISION NO. 121, a distance of 1423.64 feet to the Southwest corner of said Lot 10, said AUDITOR'S SUBDIVISION NO. 21; thence North 89 degrees 44 minutes 41 seconds East, along the South line of Lots 10 and 11, said AUDITOR'S SUBDIVISION NO. 121, a distance of 180.00 feet; thence North 03 degrees 26 minutes 35 seconds West, along the East line of said Lot 11, AUDITOR'S SUBDIVISION NO. 121, a distance of 250.39 feet to the South line of Block 4, in the plat of COMFORT RESORT, Anoka County, Minnesota; thence North 89 degrees 44 minutes 41 seconds East, along said South line of Block 4, COMFORT RESORT, and its easterly extension, 111.15 feet to the Southeast corner of Lot 1, said AUDITOR'S SUBDIVISION NO. 121; thence North 03 degrees 26 minutes 35 seconds West, along the East line of said Lot 1, AUDITOR'S SUBDIVISION NO. 121, also being the southerly right-of-way line of Interlachen Drive, as created and dedicated in said COMFORT RESORT; thence North 89 degrees 44 minutes 41 seconds East, along said southerly right-of-way line of Interlachen Drive, 50.09 feet; thence North 78 degrees 25 minutes 29 seconds East, continuing along said southerly right-of-way line of Interlachen Drive, 314.53 feet; thence North 77 degrees 05 minutes 26 seconds East, continuing along said southerly right-of-way line of Interlachen Drive, 220.83 feet to the Northwest corner of Lot 4, said AUDITOR'S SUBDIVISION NO. 121; thence South 11 degrees 24 minutes 49 seconds East, along the westerly line of said Lot 4, AUDITOR'S SUBDIVISION NO. 121, a distance of 126.00 feet to the Southwest corner of said Lot 4, AUDITOR'S SUBDIVISION NO. 121; thence North 77 degrees 21 minutes 59 seconds East, along the southerly line of said Lot 4, AUDITOR'S SUBDIVISION NO. 121, a distance of 233.00 feet; thence North 87 degrees 54 minutes 02 seconds East, along the South line of Lots 1, 2, 3, 4, 5, and 6, Block 3, said COMFORT RESORT, 300.00 feet to the Southwest corner of Lot 7, Block 3, said COMFORT RESORT; thence South 82 degrees 21 minutes 28 seconds East, along the southerly line of Lots 7, 8, and 9, Block 3, said COMFORT RESORT, 149.54 feet to the Southeast corner of said Lot 9, Block 3, COMFORT RESORT; thence North 17 degrees 06 minutes 42 seconds West, along the easterly line of said Lot 9, Block 3, COMFORT RESORT, a distance of 125.86 feet to the Northeast corner of said Lot 9, Block 3, COMFORT RESORT, also being said southerly right-of-way line of Interlachen Drive; thence South 82 degrees 25 minutes 58 seconds East, along said southerly right-of-way line of Interlachen Drive, 90.11 feet to the most easterly right-of-way line of said Interlachen Drive, also being the easterly right-of-way line of a 33.00 foot wide Road, as created and dedicated in said plat of COMFORT RESORT; thence North 10 degrees 33 minutes 04 seconds West, along said most easterly right-of-way line of said Interlachen Drive and said easterly right-of-way line of a 33.00 foot wide Road, 490 feet, more or less, to the shoreline of Coon Lake; thence easterly along said shoreline of Coon Lake to the East line of said Government Lot 2, also being the East line of said Lot 14, AUDITOR'S SUBDIVISION NO. 121, also being the West line of the plat of TRAILS END SHORES, Anoka County, Minnesota, as established by District Court File No. C3-99-2057; thence South 00 degrees 33 minutes 41 seconds East, along said East line of said Government Lot 2, also being said West line of TRAILS END SHORES, 2336.61 feet to the South line of said Government Lot 2, also being the South line of said Lot 14, said AUDITOR'S SUBDIVISION NO. 121; thence South 87 degrees 15 minutes 06 seconds West, along said South line of Government Lot 2, also being the South line of said Lot 14, AUDITOR'S SUBDIVISION NO. 121, a distance of 1343.65 feet to the point of beginning.



TYPICAL EASEMENTS
(NOT TO SCALE)



BEING 10 FEET IN WIDTH ADJOINING RIGHT OF WAY LINES
AND 10 FEET IN WIDTH ADJOINING LOT LINES UNLESS
OTHERWISE SHOWN.

NOTES

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02-32-23-43-0001
(It is anticipated that these two parcels may become one PID in the registration process.)
- Site Address: 3740 INTERLACHEN DR NE
17529 VICKERS ST NE
- OWNERS: First Fiduciary Corporation
Daniel D. Hallberg
Robert Hallberg
Christopher Hallberg
Jessica Cook
Good Olde Memories, LLC

DEVELOPMENT DATA

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3 PROPOSED SINGLE FAMILY LOTS
AVERAGE LOT SIZE = 31.43 ACRES
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MINIMUM LOT SIZE = 1.00 ACRES (INCLUDING HALF OF STREET ROW)
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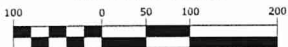
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

JASON E. RUD
Date: 04/23/2025 License No. 41578

LEGEND

- Denotes LIDAR CONTOURS (2' INTERVAL)
- Denotes BUILDING SETBACK LINE
- Denotes WETLAND LINE DELINEATED BY KJOLHAUG ENVIRONMENTAL SERVICES INC.
- Denotes WETLAND BUFFER LINE
- Denotes ADJACENT PARCEL OWNER INFORMATION (PER ANOKA COUNTY TAX INFORMATION)
- Denotes AREA 1' ABOVE MOTTLED SOILS

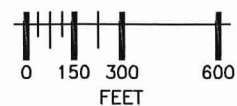
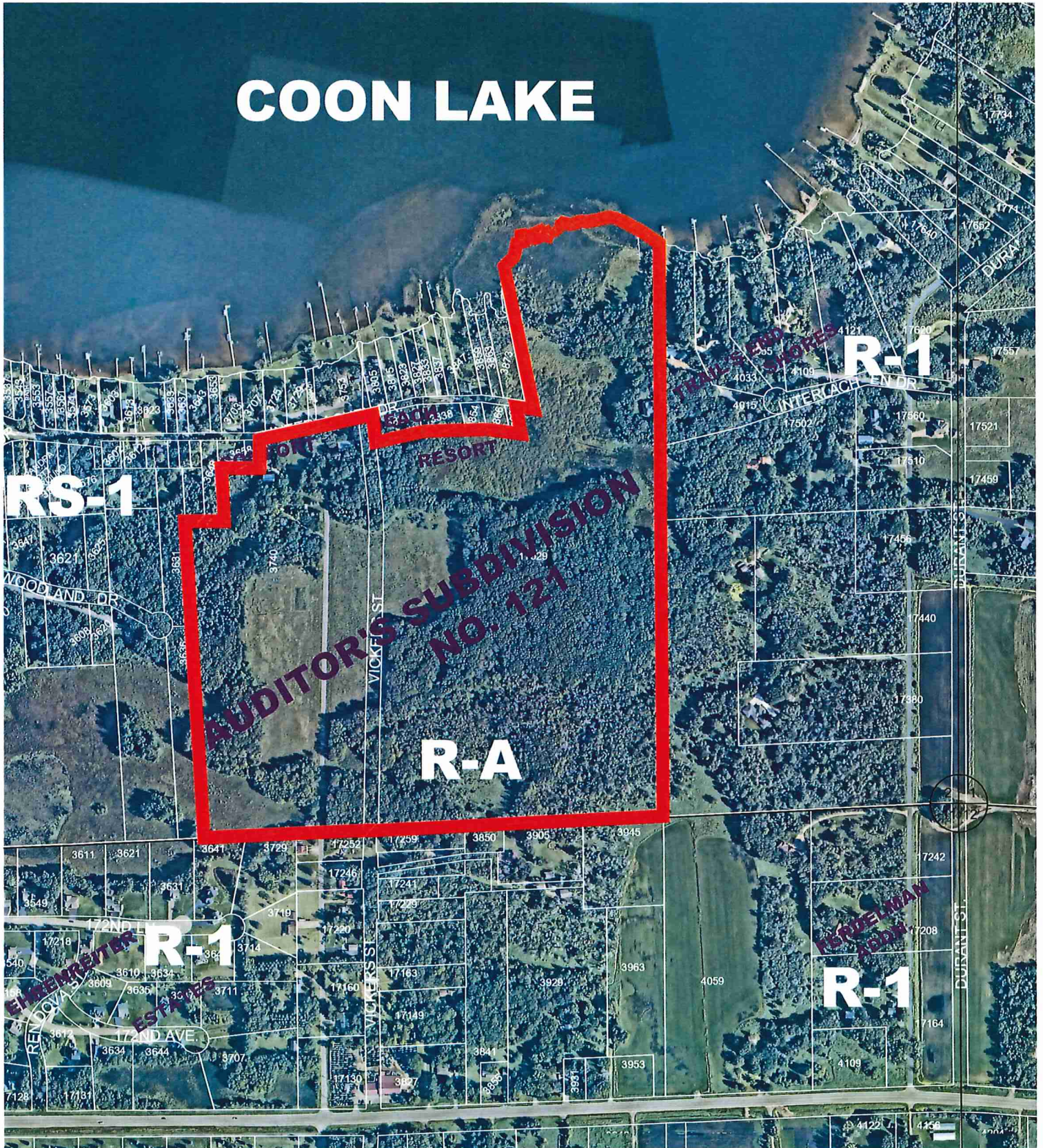
GRAPHIC SCALE



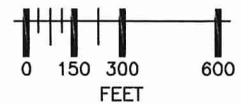
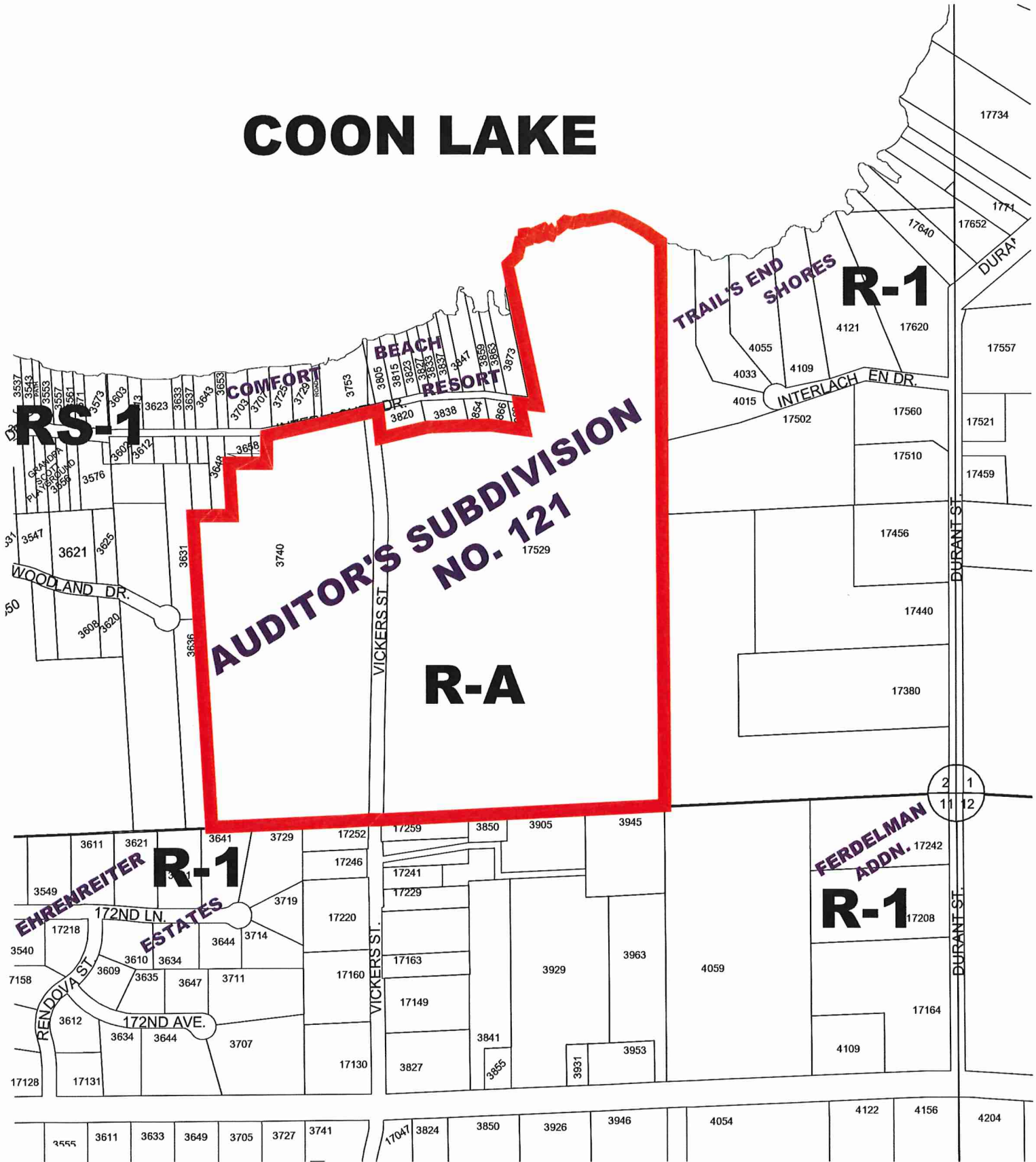
1 INCH = 100 FEET

DRAWN BY:	MMD	JOB NO:	24.0987	DATE:	03/20/25
CHECK BY:	JER	FIELD CREW:	DT / CT		
1	04/15/25	MINOR PLAT		MMD	
2	04/21/25	CITY COMMENTS		MMD	
3	04/23/25	CITY COMMENTS / PHASING		MMD	
NO.	DATE	DESCRIPTION		BY	

COON LAKE

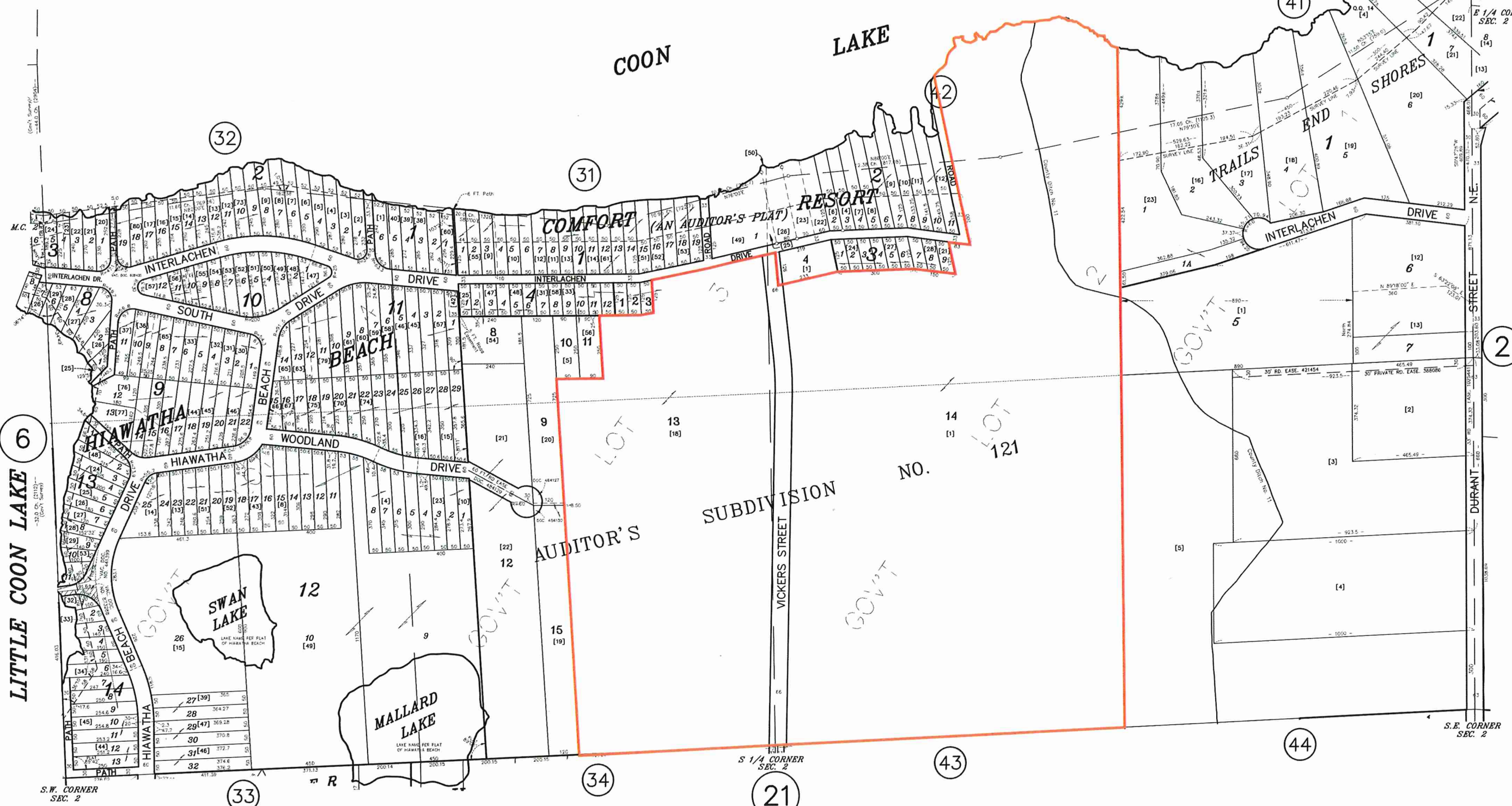


COON LAKE

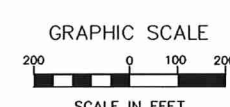


SECTION 2, T. 32, R. 23

CITY OF HAM LAKE



LITTLE COON LAKE



ANOKA COUNTY
SURVEYOR'S OFFICE
ROOM 224
2100 3RD AVENUE
ANOKA, MN 55303
(763) 324-3200

QUARTER QUARTER INDEX

22	21	12	11
23	24	13	14
32	31	42	41
33	34	43	44

NORTH HALF OF SECTION

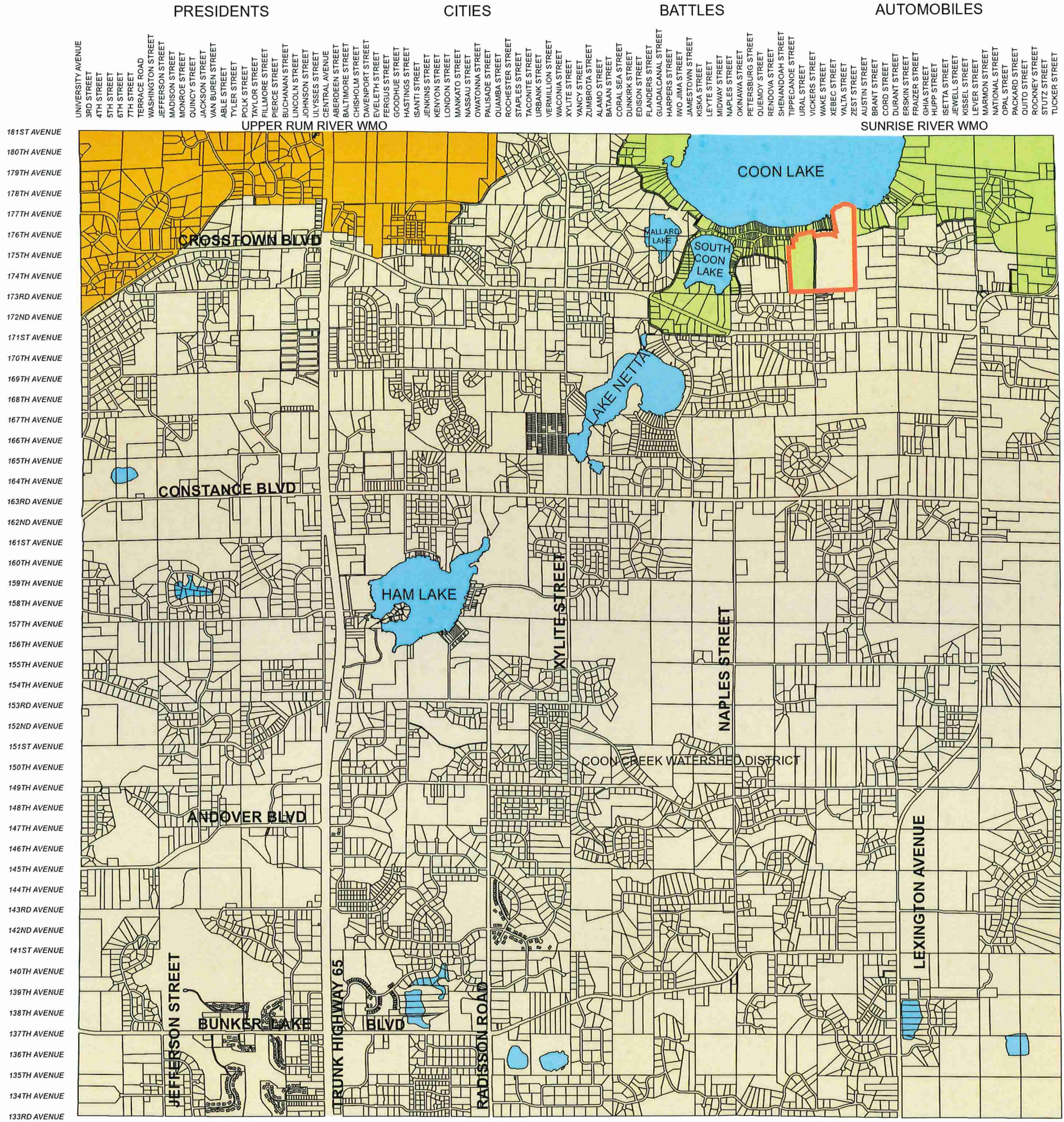
SOUTH HALF OF SECTION

PROPERTY IDENTIFICATION NUMBER

Section	Township	Range	Quarter	Specific
XX	XX	XX	XX	XXXX

SPECIFIC PARCEL NUMBERS ARE IN BRACKETS: [1]
EXAMPLE OF PIN NUMBER: 02-32-23-34-0004

THIS IS A COMPILATION OF RECORDS AS THEY APPEAR IN THE ANOKA COUNTY OFFICES AFFECTING THE AREA SHOWN. THIS DRAWING IS TO BE USED ONLY FOR REFERENCE PURPOSES AND THE COUNTY IS NOT RESPONSIBLE FOR ANY INACCURACIES HEREIN CONTAINED.

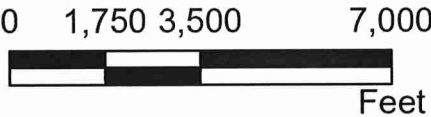


HAM LAKE, MINNESOTA

WATERSHED DISTRICTS AND WATERSHED MANAGEMENT ORGANIZATIONS

LEGEND

- Coon Creek Watershed District
- Sunrise River WMO
- Upper Rum River WMO



MAP DATE: 2/3/2025



sections 12-4.12 shall be as defined in section 12-2.744 and as shown on the Official Zoning Map.

12-4.12 Lakes

Protected Waters	
A. Natural Environment Lakes	Inventory I.D.#
Little Coon Lake	2-48W
Mallard Lake	2-49W
Sec. 9	2-51W
Sec. 30 & 31	2-74W

Protected Waters	
B. Recreational Development Lakes	Inventory I.D.#
Lake Netta	2-52P
Ham Lake	2-53P

Protected Waters	
C. General Development Lakes	Inventory I.D.#
Coon Lake	2-42P

12-4.2 Land Use District Descriptions

12-4.21 All land adjacent to any natural environment lake, recreational lake, or general development lake shall be classified as C-A (Conservation/Agriculture), RS-1 (Residential Shoreland-1), RS-2 (Residential Shoreland -2), ML-PUD (Marginal Land Planned Unit Development) as those classifications are established by Article 9 of the Ham Lake City Code. Uses permitted in such zoning districts shall be as prescribed in Article 9. Areas which meet the definition of "Shoreland" as found in Article 12-2.743, but which are not zoned RS-1, RS-2, C-A or ML-PUD, shall be subject to the restrictions and conditions of this Article 12.

12-5.0 - ZONING AND WATER SUPPLY/SANITARY PROVISIONS

12-5.1 Lot Area and Width Standards


The lot area (in square feet) and lot width standards (in feet) for single family dwellings shall be the same as for R-1 Single Family Residential as found in Table 9-2 of Article 9 of the Ham Lake City Code, for RS-1 and RS-2 zones. For C-A and ML-PUD zones, the standards found in Table 9-2 of Article 9 for those classifications shall apply.

12-5.2 Placement, Design, and Height of Structures.

12-5.21 Placement of Structures on Lots. When more than one

setback applies to a site, structures and facilities must be located to meet all setbacks. Where structures exist on the adjoining lots on both sides of a proposed building site, structure setbacks may be altered without a variance to conform to the adjoining setbacks from the ordinary high water level, provided the proposed building site is not located in a shore impact zone or in a bluff impact zone. Structures shall be located as follows.

A. Structure and On-site Sewage System Setbacks (in feet)
from Ordinary High Water Level*.

Classes of Public Waters	Setbacks*		
	Unsewered	Sewered	Sewage Treatment System
Lakes			
Natural Environment	150	150	150
Recreational Development	100	75	75
 General Development	75	50	50

*One water-oriented accessory structure designed in accordance with Section 12-5.22 of this ordinance may be set back a minimum distance of ten (10) feet from the ordinary high water level.

B. Additional Structure Setbacks. The following additional structure setbacks apply, regardless of the classification of the waterbody:

Setback From:	Setback (in feet)
(1) top of bluff;	30
(2) unplatted cemetery;	50
(3) right-of-way line of federal, state, or county highway; and	50
(4) right-of-way line of town road, public street, or other roads or streets not classified.	20

C. Bluff Impact Zones. Structures and accessory facilities, except stairways and landings, must not be placed within

discharge to public waters.

- B. Development must be planned and conducted in a manner that will minimize the extent of disturbed areas, runoff velocities, erosion potential, and reduce and delay runoff volumes. Disturbed areas must be stabilized and protected as soon as possible and facilities or methods used to retain sediment on the site.
- C. When development density, topographic features, and soil and vegetation conditions are not sufficient to adequately handle stormwater runoff using natural features and vegetation, various types of constructed facilities such as diversions, settling basins, skimming devices, dikes, waterways, and ponds may be used. Preference must be given to designs using surface drainage, vegetation, and infiltration rather than buried pipes and man-made materials and facilities.

12-5.52 Specific Standards:

- A. Impervious surface coverage of lots must not exceed 25 percent of the lot area.
- B. When constructed facilities are used for stormwater management, documentation must be provided by a qualified individual that they are designed and installed consistent with the field office technical guide of the local soil and water conservation districts.
- C. New constructed stormwater outfalls to public waters must provide for filtering or settling of suspended solids and skimming of surface debris before discharge.

12-5.6 Special Provisions for Commercial, Industrial, Public/Semipublic, Agricultural, Forestry and Extractive Uses and Mining of Metallic Minerals and Peat.

12-5.61 Standards for Commercial, Industrial, Public, and Semipublic Uses.

- A. Surface water-oriented commercial uses and industrial, public, or semipublic uses with similar needs to have access to and use of public waters may be located on parcels or lots with frontage on public waters. Those uses with water-oriented needs must meet the following standards:
 - (1) in addition to meeting impervious coverage limits, setbacks, and other zoning standards in this ordinance, the uses must be designed to incorporate topographic and vegetative screening of parking areas and structures;
 - (2) uses that require short-term watercraft mooring for patrons must centralize these facilities and design

Meeting Date: April 28, 2025



**CITY OF HAM LAKE
STAFF REPORT**

To: Planning Commissioners

From: Denise Webster, City Administrator, on behalf of the Park Committee (Mayor Kirkham, Councilmember Hallberg and Public Works Superintendent John Witkowski)

Subject: Consideration of Parkland Dedication for Jeff Stalberger, MN Developments LLC, requesting Sketch Plan approval for South Shore Estates (a minor sketch plan of 3 lots) and South Shore Estates Second Addition (41 lots and 1 outlot) located along Vickers Street NE, South of Coon Lake in Section 2

Introduction/Discussion:

The Park Committee discussed parkland dedication for Jeff Stalberger, MN Development LLC, for a minor sketch plan of 3 lots (South Shore Estates) and 41 lots and 1 outlot (South Shore Estates Second Addition) located along Vickers Street NE, South of Coon Lake in Section 2. There was discussion that Grandpa Scott Park and Hiawatha Beach Park are located within the development of Hiawatha Beach, which is connecting to the two proposed developments. There was discussion to accept monies in lieu of parkland.

Recommendation:

It is the recommendation of the Park Committee to accept monies in lieu of parkland for the Jeff Stalberger, MN Development LLC, Sketch Plans for South Shore Estates (a minor sketch plan of 3 lots) and South Shore Estates Second Addition (41 lots and 1 outlot) located along Vickers Street NE, South of Coon Lake in Section 2.

PRESIDENTS

CITIES

BATTLES

AUTOMOBILES

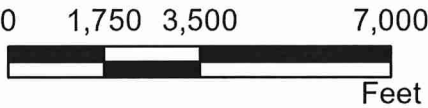


HAM LAKE,
MINNESOTA

BIKE FACILITIES MAP

Legend

- Potential Future Park
- Existing Bike Lane
- Existing Bike Path
- Proposed County Bike Path
- Proposed Bike Lane/Path
- Proposed Bike Lane
- Proposed Bike Path
- Existing Park

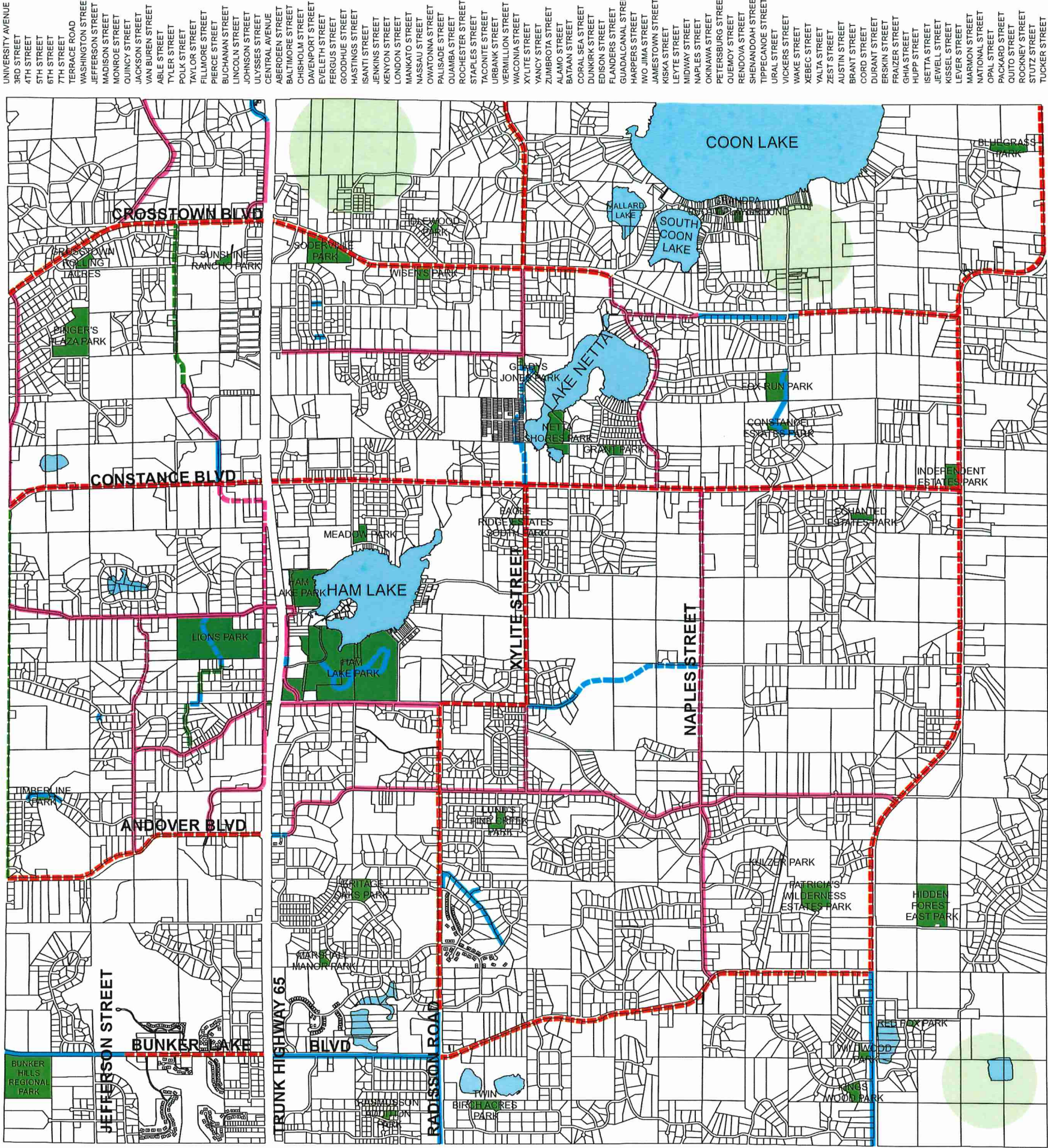


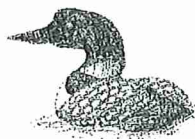
MAP DATE:

2/3/2025



G:\Website\Bike.mxd





CITY OF HAM LAKE

15544 Central Avenue NE

Ham Lake, MN 55304

PLANNING REQUEST

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

Date of Application

3/20/2025

3-24-2025

Date of Receipt

3-24-2025

Receipt #

101852

Amount \$ 10,000

Meeting Appearance Dates:

Planning Commission

4-28-2025

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:

South Shore Estates Second Addition

Address/Location of property:

XXX Vickers St NE

Legal Description of property:

PIN # 02-32-23-34-0018

43-0001/44-0005

Current Zoning R-A

Proposed Zoning R-1

Notes:

41 Single Family lots & 1 outlot

Applicant's Name:

Jeffrey A Stalberger

Business Name:

MN Developments LLC

Address

3399 185th Lane NE

City

Wyoming

State

MN

Zip Code

55304

Phone

612-799-1471

Cell Phone

Fax

Email address

stally68@msn.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

Jeffrey Stalberger

DATE

03/20/25

3-24-25

- FOR STAFF USE ONLY -

ACTION BY: Planning Commission

City Council

PROPERTY TAXES CURRENT

YES


NO

Any Active/Deferred Assessments

YES

NO

Memorandum

Date: April 24, 2025
To: Planning Commissioners
From: David A. Krugler, City Engineer 
Subject: South Shore Estates Second Addition

Introduction:

The proposed 41 lot residential development, with one Outlot, is located on the combined 105.5-acres of Lot 1 of Block 1, Lot 2 of Block 2 of South Shores Estates minor plat and 02-32-23-44-0005. The plans have not identified if the two houses and associated accessory buildings from Lot 1 of Block 1 and Lot 2 of Block 2 will remain or be razed. The 02-32-23-44-0005 parcel is zoned Residential-Rural Single Family (R-A) and individual lots are proposed to be zoned Residential-Single Family (R-1). A 600-scale aerial photo, a 600-scale zoning map and 400-scale half-section maps are attached.

Discussion:

There are existing buildings, accessory buildings, wells and septic systems located within the proposed Sketch Plan. Future plan submittals need to show all removals or compliance of existing well and septic systems. Existing wells to be abandoned will need to be sealed per Minnesota Department of Health requirements. The existing septic systems to be abandoned, including tanks, will need to be abandoned per MPCA requirements. Demolition permits will need to be approved by the Building Official. Proof that wells have been sealed and septic systems/tanks have been abandoned must be submitted to the Building Official. There is City storm sewer on the north end of Vickers Street that will be need to be shown.

Vickers Street is the jurisdictional boundary between the Coon Creek Watershed District (CCWD) and the Sunrise River Watershed Management Organization (SRWMO). The parcels withing CCWD are within a drainage sensitive area, however since they will be regraded, this restriction will be removed when the plat is completed. Lots 9, 10, 11, 17-22 of Block 1 are adjacent to County Ditch #11 which will require a 100-foot easement (50-foot either side of the centerline). The City of Ham Lake waived Wetland Conservation Act jurisdiction to CCWD for that portion of the project located outside of the CCWD boundary. That portion of the plans within the SRWMO will be reviewed for compliance with the SRWMO Watershed Management Plan.

The Natural Heritage Information System (NHIS) data review by the DNR is required to determine whether any state-protected species may be located within the development boundary. Minnesota's endangered species law (Minnesota Statutes, section 84.0895) and associated rules (Minnesota Rules, part 6212.1800 to 6212.2300 and 6134) prohibit the taking of threatened or endangered species without a permit. A habitat assessment/survey if required, per the NHIS review, will need to identify if any rare plant species are within the vicinity of the project.

Vickers Street was constructed in 1985 with 4 inches of class 5 and 2 inches of bituminous pavement. The roadway was overlaid with 1.5 inches of bituminous in 2007. Currently the roadway is considered a 5-ton roadway rather than a standard 7-ton City Street. In 1986, the parcels were assessed for the improvements made with City Project 85-2. The City under the current rules would be responsible for any upgrades to Vickers Street.

Lots 1, 2, 18, 19, 20 of Block 1, Lots 10-13 of Block 2, Lots 1 and 2 of Block 3 and Lot 1 of Block 4 are located within the shoreland ordinance zone for Coon Lake. Coon Lake is defined as a General Development Lake, and per the attached portion of the Shoreland Zoning Ordinance 92-35 both the structure setback and sanitary sewer setback is 50 feet. Per ordinance 92-35, impervious area is not allowed to exceed 25% of each proposed lot. A potential park is shown within the proposed subdivision on the Bike Facilities Map. However, the park committee recommendation is to accept monies in lieu of parkland.

The majority of the non-wetland portion of the development is identified as an oak forest natural community on the DNRs Natural Communities and Rare Species of Anoka and Ramsey Counties map. The Natural Resources Inventory and Assessment (NRIA) that was completed in 2008 by the Anoka Conservation District (Appendix K of the Storm Water Pollution Prevention Plan) identifies this natural community as an oak forest dry subtype. The oak forest dry subtype section of the NRIA is attached.

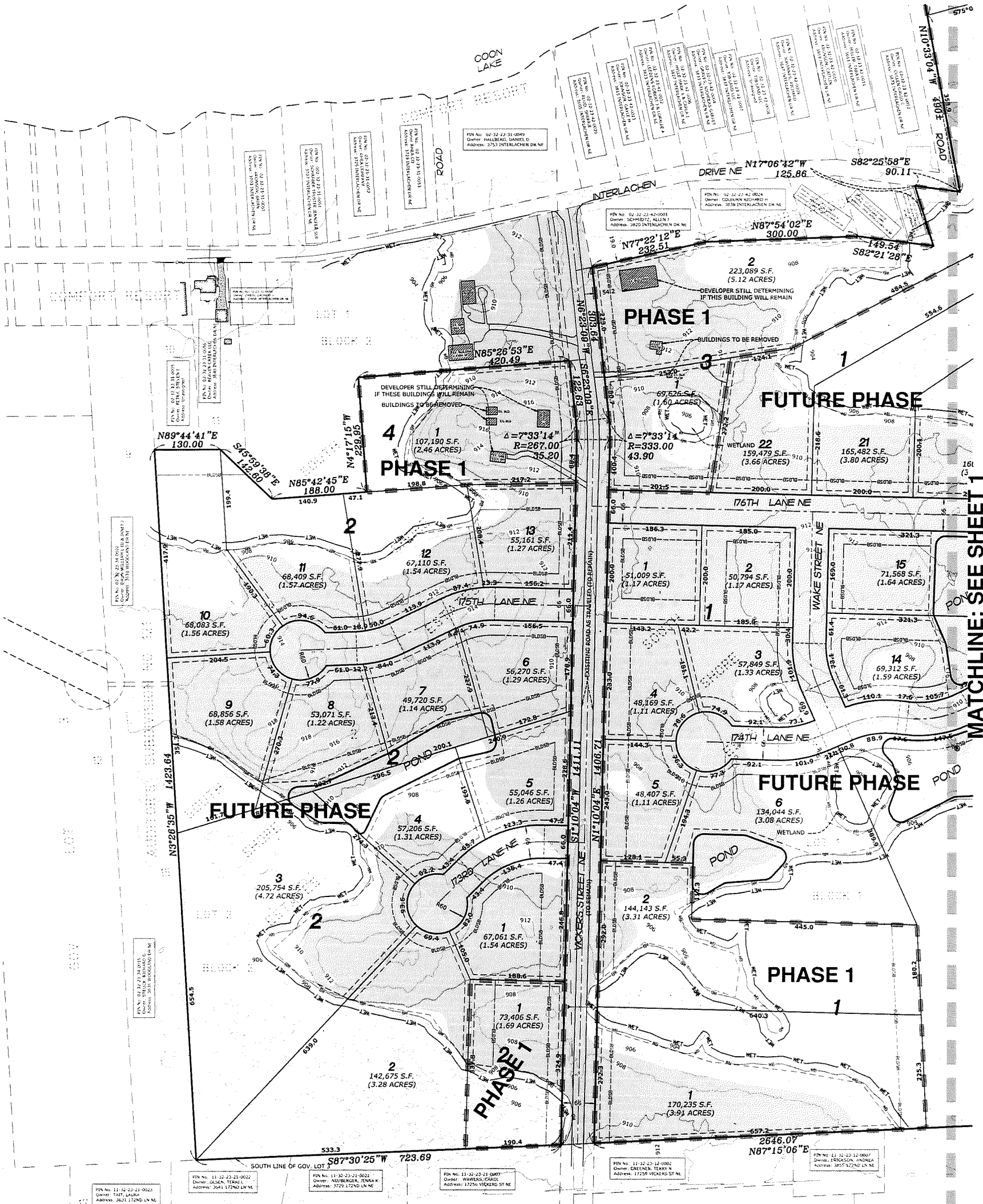
Recommendations:

It is recommended that the South Shores Estates Second Addition Sketch Plan be recommended for approval.

CONCEPT PLAN

~of~ SOUTH SHORE ESTATES SECOND ADDITION
~for~ MN DEVELOPMENTS, LLC.
17404 WARD LAKE DRIVE NW
ANDOVER, MN 55304
(612) 799-1471

NORTH



MATCHLINE: SEE SHEET 1

TYPICAL EASEMENTS



SITE PHASING NOTES

- THE DEVELOPER INTENDS TO APPLY FOR PRELIMINARY PLAT APPROVAL ON THE ENTIRE SITE, AND THEN APPLY FOR FINAL PLAT APPROVAL IN PHASES FOLLOWING PRELIMINARY PLAT APPROVAL.
- THE PRELIMINARY PLAT WILL COINCIDE WITH THE FINAL PLAT APPROVAL OF SOUTH SHORE ESTATES.
- THE PLAT OF SOUTH SHORE ESTATES IS A NECESSARY PLAT TO SUBDIVIDE THE PARCEL, SO THE DEVELOPER CAN PURCHASE THE UNDERLYING PARCELS.

NOTES

- Bearings shown are on Anoka County datum.
- Parcel ID Numbers: 02-32-23-34-0018, 02-32-23-43-0001, 02-32-23-44-0005
- Site Address: 3740 INTERLACHEN DR NE, 17529 VICKERS ST NE, UNASSIGNED
- OWNERS: First Fiduciary Corporation, Daniel D. Hallberg, Robert Hallberg, Christopher Hallberg, Jessica Cook, Good Olde Memories, LLC

DEVELOPMENT DATA

TOTAL SITE AREA = 105.51± ACRES
OUTLOT AREA = 6.83± ACRES
41 PROPOSED SINGLE FAMILY LOTS
AVERAGE LOT SIZE = 2.41 ACRES
MINIMUM STREET FRONTAGE = 200 FEET
MINIMUM LOT SIZE = 1.00 ACRES (INCLUDING HALF OF STREET ROW)
PROPOSED ZONING = R-1
BUILDING SETBACKS: FRONT = 30 FEET, SIDE = 10 FEET, REAR = 50 FEET, COUNTY ROAD = 50 FEET

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

JASON E. BUD
Date: 04/23/2025 License No. 41578

LEGEND

- DENOTES LIDAR CONTOURS (2' INTERVAL)
- DENOTES BUILDING SETBACK LINE
- DENOTES WETLAND LINE DELINEATED BY KOHLHAUG ENVIRONMENTAL SERVICES INC.
- DENOTES WETLAND BUFFER LINE
- DENOTES PHASE LINE
- DENOTES ADJACENT PARCEL OWNER INFORMATION (PER ANOKA COUNTY TAX INFORMATION)
- DENOTES AREA 1' ABOVE MOTTLLED SOILS

GRAPHIC SCALE



1 INCH = 100 FEET

DRAWN BY: MMD		JOB NO: 24.0987	DATE: 03/20/25
CHECK BY: JER		FIELD CREW: DT / CT	
1	04/04/25	CITY COMMENTS	MMD
2	04/15/25	PHASING	MMD
3	04/21/25	CITY COMMENTS	MMD
4	04/23/25	CITY COMMENTS / PHASING	MMD
NO.	DATE	DESCRIPTION	BY

E.G. RUD & SONS, INC.
EST. 1977
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701

CONCEPT PLAN

~of~ SOUTH SHORE ESTATES SECOND ADDITION
~for~ MN DEVELOPMENTS, LLC.
17404 WARD LAKE DRIVE NW
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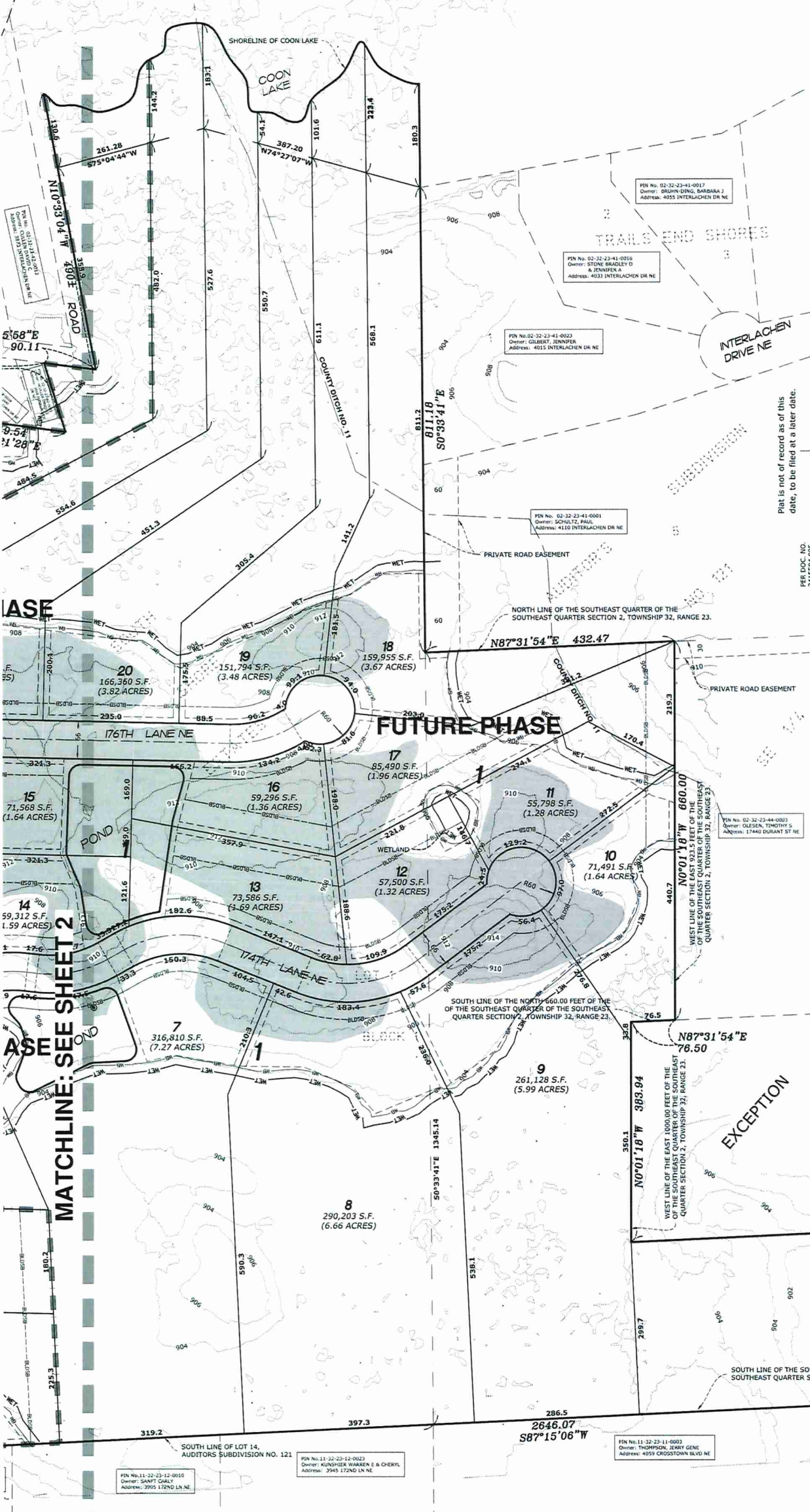
VICINITY MAP

PART OF SEC. 2, TWP. 32, RNG. 23



ANOKA COUNTY, MINNESOTA
(NO SCALE)

NORTH



PROPERTY DESCRIPTION

Lot 1, Block 1 and Lot 2, Block 2, SOUTH SHORE ESTATES, Anoka County, Minnesota.

AND

The SE 1/4 of SE 1/4 less the North 660 feet of the East 923.5 feet thereof as measured along the North and East lines of the SE 1/4 of the SE 1/4 Section 2, Township 32, Range 23

AND

A private road easement over the North 30 feet of the East 923.5 feet as measured along the North line of the SE 1/4 of SE 1/4 Section 2, Township 32, Range 23.

AND

A private road easement over the West 60 feet of Westerly 890 feet of Government Lot 1, lying South of that part of said Government Lot in plat of Oakleaf Shores, Township 32, Range 23.

EXCEPT

That part of the East 1000.00 feet of the Southeast Quarter of the Southeast Quarter of Section 2, Township 32, Range 23, Anoka County, Minnesota as measured along the North line thereof, lying South of the North 660.00 feet thereof, as measured along the East line thereof, and lying North of the South 300.00 feet thereof, as measured along the East line thereof, Anoka County, Minnesota.

SITE PHASING NOTES

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PROPOSED ZONING = R-1
BUILDING SETBACKS
FRONT = 30 FEET
SIDE = 10 FEET
REAR = 50 FEET
COUNTY ROAD = 50 FEET

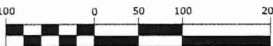
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

JASON E. RUD
Date: 04/23/2025 License No. 41578

LEGEND

- - - - - DENOTES LIDAR CONTOURS (2' INTERVAL)
- - - - - DENOTES BUILDING SETBACK LINE
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- - - - - DENOTES ADJACENT PARCEL OWNER INFORMATION (PER ANOKA COUNTY TAX INFORMATION)
- - - - - DENOTES AREA 1' ABOVE MOTTLED SOILS

GRAPHIC SCALE

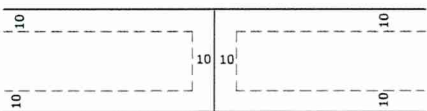


1 INCH = 100 FEET

CHECK BY:	JER	FIELD CREW:	DT / CT	DATE:	03/20/25
1	04/04/25	CITY COMMENTS		MMD	
2	04/15/25	PHASING		MMD	
3	04/21/25	CITY COMMENTS		MMD	
4	04/23/25	CITY COMMENTS / PHASING		MMD	
NO.	DATE	DESCRIPTION	BY		

TYPICAL EASEMENTS

(NOT TO SCALE)

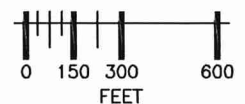
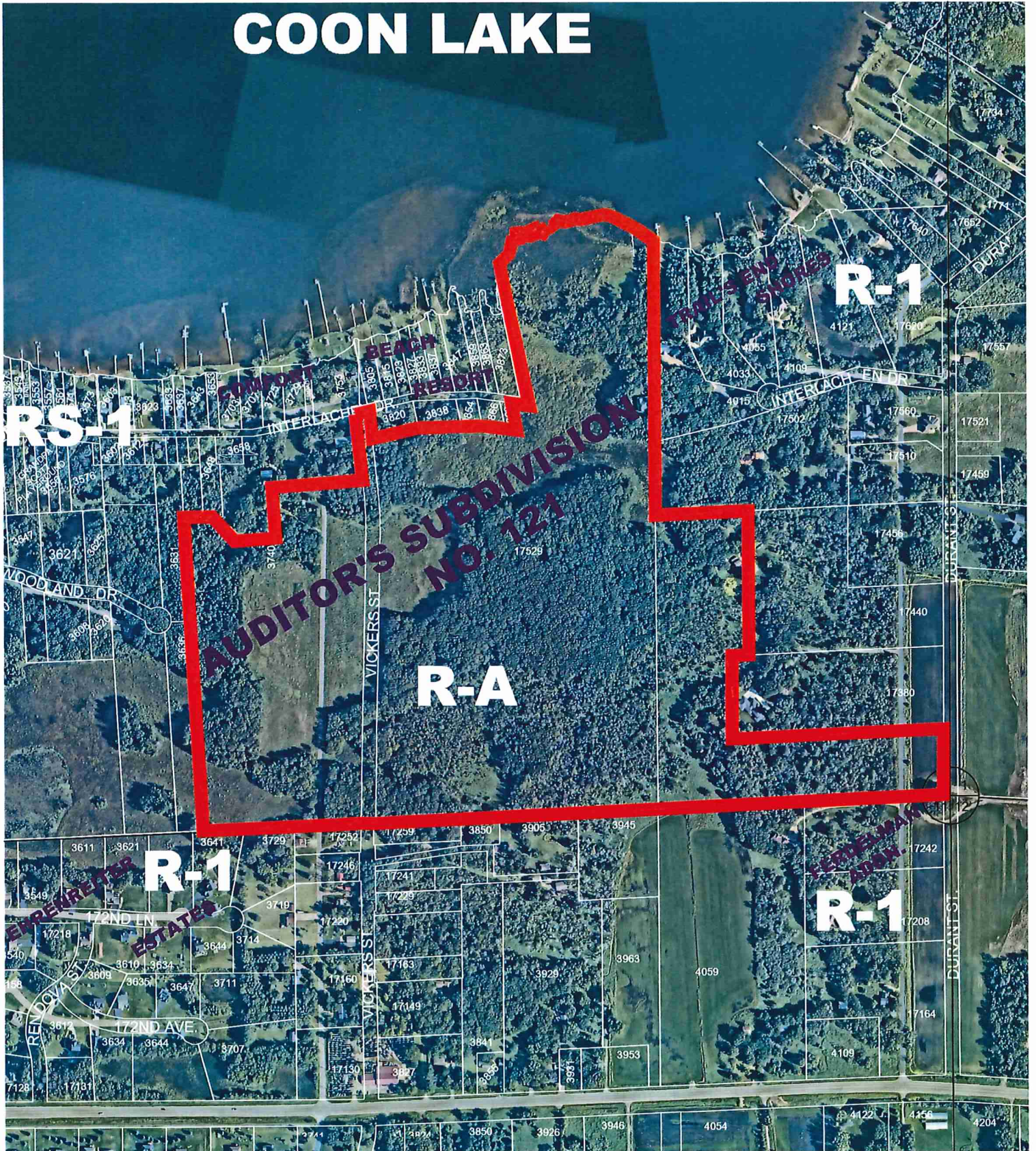


BEING 10 FEET IN WIDTH ADJOINING RIGHT OF WAY LINES
AND 10 FEET IN WIDTH ADJOINING LOT LINES UNLESS
OTHERWISE SHOWN.

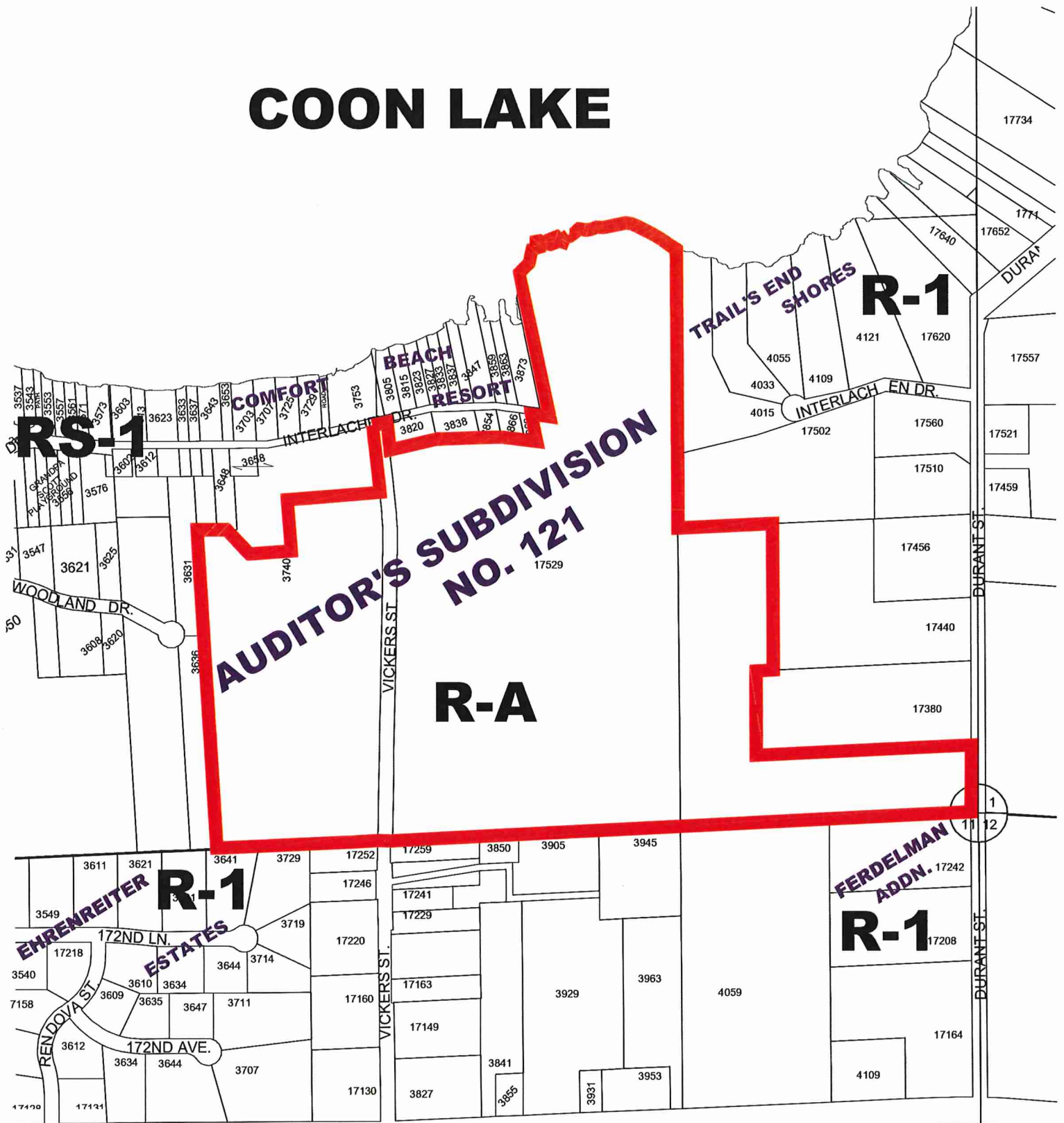
E. G. RUD & SONS, INC.
EST. 1977
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www.egrud.com

COON LAKE

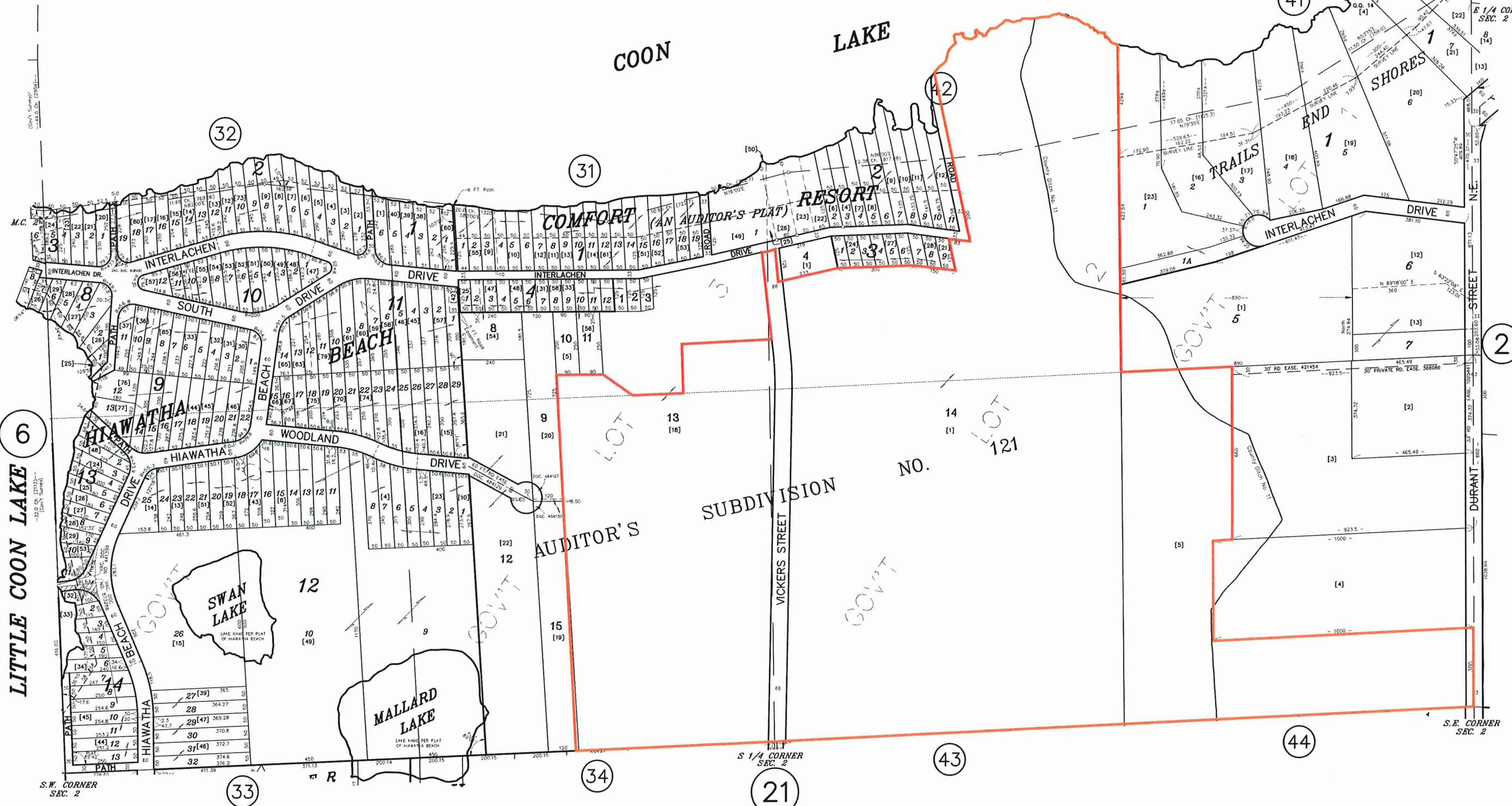


COON LAKE



SECTION 2, T. 32, R. 23

CITY OF HAM LAKE



LITTLE COON LAKE

COON LAKE

COMFORT RESORT

SHORES

32

31

41

42

2

6

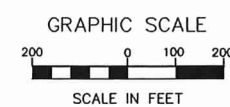
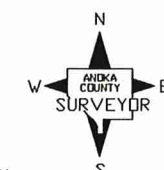
12

34

21

43

44



ANOKA COUNTY
SURVEYOR'S OFFICE
ROOM 224
2100 3RD AVENUE
ANOKA, MN 55303
(763) 324-3200

QUARTER QUARTER INDEX

22	21	12	11
23	24	13	14
32	31	42	41
33	34	43	44

NORTH HALF
OF SECTION

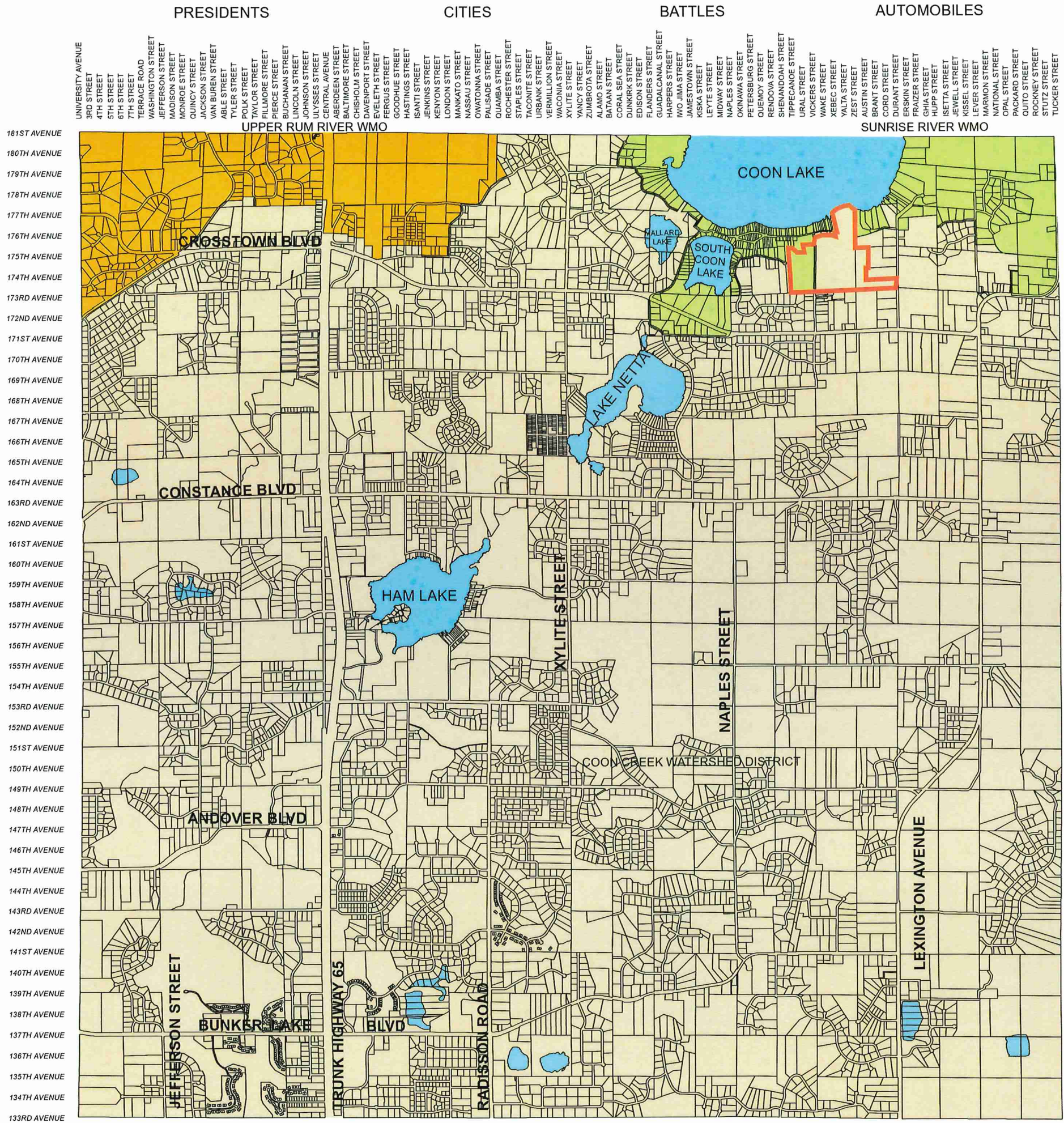
SOUTH HALF
OF SECTION

PROPERTY IDENTIFICATION NUMBER

Section Number	Township Number	Range Number	Quarter Quarter	Specific Parcel
XX	XX	XX	XX	XXXX

SPECIFIC PARCEL NUMBERS ARE IN BRACKETS: [1]
EXAMPLE OF PIN NUMBER: 02-32-23-34-0004

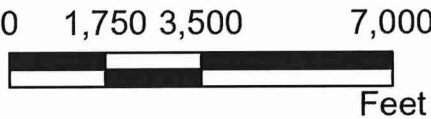
THIS IS A COMPILATION OF RECORDS AS THEY APPEAR IN THE ANOKA COUNTY OFFICES AFFECTING THE AREA SHOWN. THIS DRAWING IS TO BE USED ONLY FOR REFERENCE PURPOSES AND THE COUNTY IS NOT RESPONSIBLE FOR ANY INACCURACIES HEREIN CONTAINED.



HAM LAKE, MINNESOTA

WATERSHED DISTRICTS AND WATERSHED MANAGEMENT ORGANIZATIONS

- LEGEND**
- Coon Creek Watershed District
 - Sunrise River WMO
 - Upper Rum River WMO



MAP DATE: 2/3/2025



sections 12-4.12 shall be as defined in section 12-2.744 and as shown on the Official Zoning Map.

12-4.12 Lakes

Protected Waters	
A. Natural Environment Lakes	Inventory I.D.#
Little Coon Lake	2-48W
Mallard Lake	2-49W
Sec. 9	2-51W
Sec. 30 & 31	2-74W

Protected Waters	
B. Recreational Development Lakes	Inventory I.D.#
Lake Netta	2-52P
Ham Lake	2-53P

Protected Waters	
C. General Development Lakes	Inventory I.D.#
Coon Lake	2-42P

12-4.2 Land Use District Descriptions

12-4.21 All land adjacent to any natural environment lake, recreational lake, or general development lake shall be classified as C-A (Conservation/Agriculture), RS-1 (Residential Shoreland-1), RS-2 (Residential Shoreland -2), ML-PUD (Marginal Land Planned Unit Development) as those classifications are established by Article 9 of the Ham Lake City Code. Uses permitted in such zoning districts shall be as prescribed in Article 9. Areas which meet the definition of "Shoreland" as found in Article 12-2.743, but which are not zoned RS-1, RS-2, C-A or ML-PUD, shall be subject to the restrictions and conditions of this Article 12.

12-5.0 - ZONING AND WATER SUPPLY/SANITARY PROVISIONS

12-5.1 Lot Area and Width Standards


The lot area (in square feet) and lot width standards (in feet) for single family dwellings shall be the same as for R-1 Single Family Residential as found in Table 9-2 of Article 9 of the Ham Lake City Code, for RS-1 and RS-2 zones. For C-A and ML-PUD zones, the standards found in Table 9-2 of Article 9 for those classifications shall apply.

12-5.2 Placement, Design, and Height of Structures.

12-5.21 Placement of Structures on Lots. When more than one

setback applies to a site, structures and facilities must be located to meet all setbacks. Where structures exist on the adjoining lots on both sides of a proposed building site, structure setbacks may be altered without a variance to conform to the adjoining setbacks from the ordinary high water level, provided the proposed building site is not located in a shore impact zone or in a bluff impact zone. Structures shall be located as follows.

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 - (1) in addition to meeting impervious coverage limits, setbacks, and other zoning standards in this ordinance, the uses must be designed to incorporate topographic and vegetative screening of parking areas and structures;
 - (2) uses that require short-term watercraft mooring for patrons must centralize these facilities and design

Meeting Date: April 28, 2025



**CITY OF HAM LAKE
STAFF REPORT**

To: Planning Commissioners

From: Denise Webster, City Administrator, on behalf of the Park Committee
(Mayor Kirkham, Councilmember Hallberg and Public Works Superintendent John Witkowski)

Subject: Consideration of Parkland Dedication for Jeff Stalberger, MN Developments LLC, requesting Sketch Plan approval for South Shore Estates (a minor sketch plan of 3 lots) and South Shore Estates Second Addition (41 lots and 1 outlot) located along Vickers Street NE, South of Coon Lake in Section 2

Introduction/Discussion:

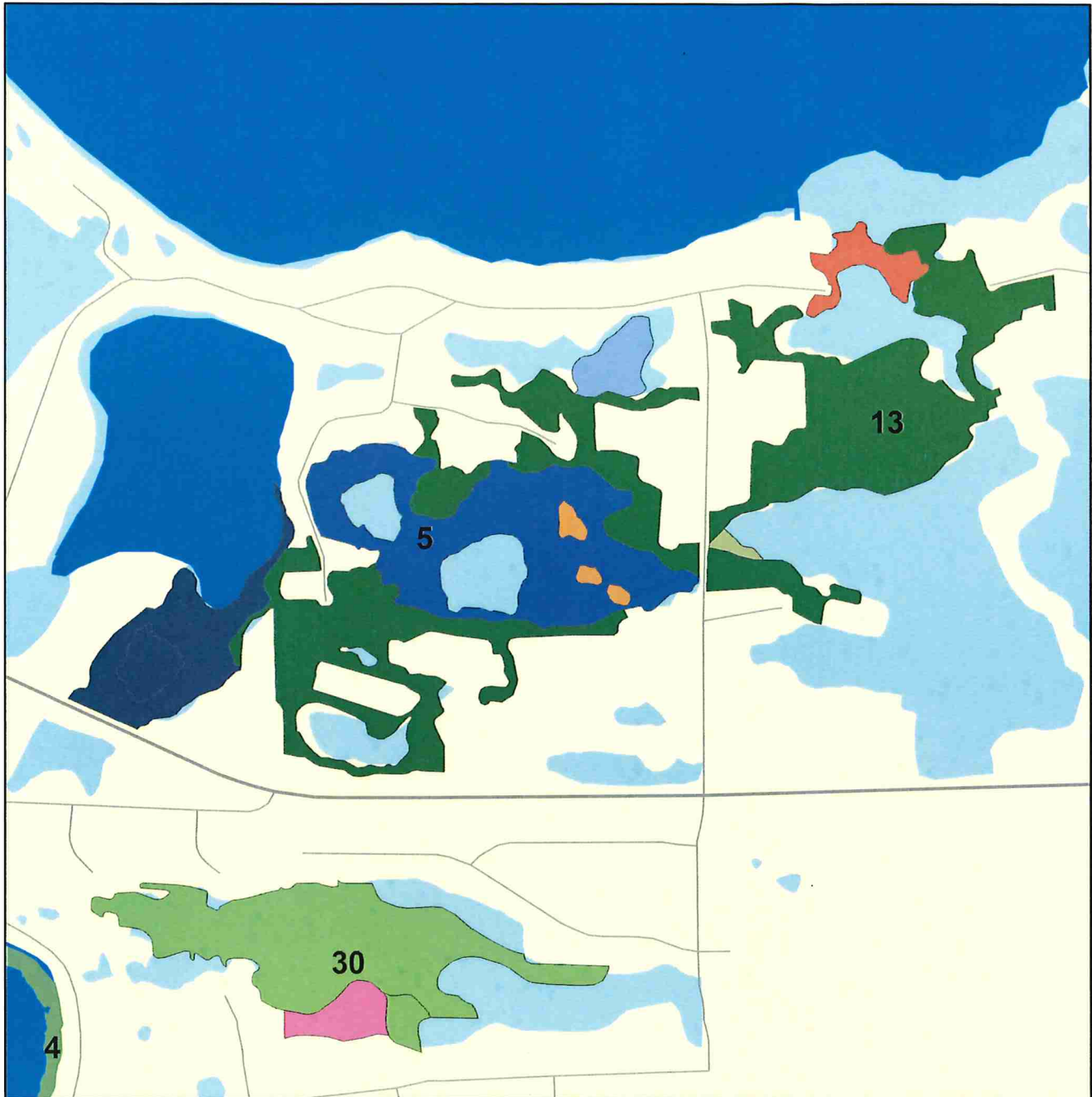
The Park Committee discussed parkland dedication for Jeff Stalberger, MN Development LLC, for a minor sketch plan of 3 lots (South Shore Estates) and 41 lots and 1 outlot (South Shore Estates Second Addition) located along Vickers Street NE, South of Coon Lake in Section 2. There was discussion that Grandpa Scott Park and Hiawatha Beach Park are located within the development of Hiawatha Beach, which is connecting to the two proposed developments. There was discussion to accept monies in lieu of parkland.

Recommendation:

It is the recommendation of the Park Committee to accept monies in lieu of parkland for the Jeff Stalberger, MN Development LLC, Sketch Plans for South Shore Estates (a minor sketch plan of 3 lots) and South Shore Estates Second Addition (41 lots and 1 outlot) located along Vickers Street NE, South of Coon Lake in Section 2.

Natural Resource Clusters #5, #13, and #30

City of Ham Lake



NR Patches

1:12,000

- Cattail marsh - semipermanently fl
- Mixed hardwood swamp
- Oak forest
- Oak forest dry subtype
- Poor fen
- Poor fen sedge subtype
- Tamarack swamp sphagnum subtype
- Upland mixed coniferous-deciduous
- Wet meadow - seasonally flooded

Lakes



Wetlands



Roads

- Interstate Highways
- U.S. Highways
- State Highways
- County Roads/CSAHs
- Municipal Streets
- Misc. Other

Cluster 5

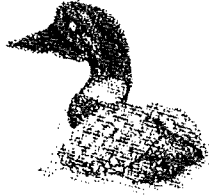
Component Patches

Patch Ecotype	Development Status	Total Patch Acres	Patch Developed Acres	Hydrology	Type
Oak forest dry subtype	partial	23.3	1.6	Upland	Upland
Oak forest dry subtype	partial	11.6	5.3	Upland	Upland
Oak forest dry subtype	partial	3.3	0.6	Upland	Upland
Poor fen	not developed	12.5		Wetland	Saturated
Poor fen	not developed	2.9		Wetland	Saturated
Poor fen sedge subtype	partial	31.1	10.4	Wetland	Saturated
Tamarack swamp sphagnum subtype	partial	3.9	1.5	Wetland	Saturated
Birch bog, spiraea shrubland - sea	partial	16.6	1.3	Wetland	Seasonally flooded

Cluster 13
Component Patches

Patch Ecotype	Development Status	Total Patch Acres	Patch Developed Acres	Hydrology	Type
Cattail marsh - semipermanently fl	partial	4.0	0.2	Wetland	Semi-permanently flooded
Oak forest dry subtype	partial	34.6	2.0	Upland	Upland
Oak forest dry subtype	partial	4.1	2.1	Upland	Upland

Meeting Date: April 28, 2025



CITY OF HAM LAKE

STAFF REPORT

To: Planning Commissioner's

From: Denise Webster, City Administrator

Subject: Discussion of Article 9-330.7 Seasonal Temporary Conditional Uses

Introduction/Discussion:

Recently the city has been approached by property owners in the city who are seeking to obtain a Seasonal Temporary Conditional Permit under 9-330.7 of the City Code. An issue that has been raised is that the property owners are on a lot that is 10 acres in size. Article 9-330.7 indicates that to be eligible for a Seasonal Temporary Conditional Use Permit, "the parcel of land on which is proposed must contain at least 20 contiguous acres, and be located in an area zoned R-A or GF."

Recommendation: Staff is seeking a recommendation from the planning commission on whether the commission would recommend a change in the ordinance to reduce or increase the acreage size requirement.

9-330.7 Seasonal Temporary Conditional Uses

A *Seasonal Temporary Conditional Use* is an activity of no more than forty-five days' duration, involving invitees to a specific location, which is not being promoted primarily for commercial exploitation, but which has as its primary function a civic, recreational, celebratory, educational or charitable purpose. Such activities include, without limitation, athletic tournaments, harvest festivals, spring, summer, fall or winter festivals, or the like. A *Seasonal Temporary Conditional Use Permit* may be issued after approval by the City Council, upon review and recommendation of the Planning Commission. The City Council may establish any reasonable condition to the issuance of such a permit. The City Council may require a public hearing to be conducted by the Planning Commission prior to acting on such a permit, but may also direct that the permit be annually reviewed and re-approved by City Staff if no complaints are received regarding the activity.

Notwithstanding the foregoing, in the event that the provisions of the foregoing paragraph overlap or come into conflict with other portions of the Ham Lake City Code regarding certain activities, including, without limitation, Large Assemblies, Field Parties or the use of Temporary Commercial Structures, the usage of this Article is to be deemed entirely discretionary by the City Council, and the City Council is entitled to decline to use this Article in favor of more restrictive regulatory provisions found elsewhere in the City Code.

To be eligible for a *Seasonal Temporary Conditional Uses by Permit* the parcel of land on which it is proposed must contain at least 20 contiguous acres, and be located in an area zoned R-A or GF.