

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, JULY 28, 2025

CALL TO ORDER: 6:00 p.m.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES: July 14, 2025

PUBLIC HEARING: None

NEW BUSINESS:

1. Jason Osberg, of JD Ham Lake Holdings, LLC, requesting revised Sketch Plan approval of Kohler Farms, a 43-lot single family residential development in Section 13.

COMMISSION BUSINESS:

1. City Council Update

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

The Ham Lake Planning Commission met for its regular meeting on Monday, July 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, and Erin Dixon

MEMBERS ABSENT: Commissioners Kyle Lejonvarn, Dave Ringler, and Jonathan Fisher

OTHERS PRESENT: City Engineer Dave Krugler, Building Official Mark Jones and Building and Zoning Clerk Jennifer Bohr

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

PLEDGE OF ALLEGIANCE:

The pledge of allegiance was recited by all in attendance.

APPROVAL OF MINUTES:

Motion by Dixon, seconded by Entsminger, to approve the minutes of the June 23, 2025, Planning Commission meeting as written. All present in favor, motion carried.

PUBLIC HEARING:

Joseph Radach of Contour Development LLC, requesting Preliminary Plat approval, and rezoning of portions of land from R-A (Rural Single Family Residential) to R-1 (Single Family Residential), for Elwell Farms (107 Single Family Residential lots and 5 outlots) in Section 36

Mr. Joseph Radach was present. Mr. and Mrs. Jesse Neumann from Design Earth Contracting and Steve Jones with Keller Williams were also in attendance. Mr. Radach stated the development consists of 107 single-family residential lots and five outlots that will be dedicated to wetland banking or attached to an existing parcel. Mr. Radach stated there are three access points proposed for the development, two which are proposed to be paved, one is gravel. Mr. Radach stated there have been some minor lot configuration changes since the sketch plan was reviewed but the number of lots proposed remains the same. Chair Pogalz asked Engineer Krugler to comment on the plat. Engineer Krugler stated the plat will develop 515 acres into 107 residential lots and five outlots. Engineer Krugler stated two of the outlots will be combined with the existing 4611 139th

Lane NE parcel and the remaining outlots will become part of a proposed wetland bank. Engineer Krugler stated there are going to be three streets providing access to the development; there will be no access from streets in Columbus, Blaine, or Lino Lakes. Engineer Krugler stated there is a 70-foot-wide Minnesota Pipe Line (aka Flint Hills Resources) easement going through parcels in the northeast section of the plat; Flint Hills Resources has approved the plans for both street crossings and one storm pipe crossing. Engineer Krugler stated there are 14 various easements across the 18 parcels; all easements must be vacated, released, or appropriately confined at the developer's expense before the final plat is filed. Engineer Krugler stated the developer is proposing the creation of a park on the western side of the plat. Engineer Krugler stated parkland dedication will need to be determined later because a wetland bank requires the dedication of a trail easement through the wetland or payment of parkland dedication fees in addition to parkland dedication fees being paid for 107 lots, less the value of the land that is being dedicated as a park. Engineer Krugler stated the wetland banking ordinance states wetland banks shall have improved roadway frontage. Engineer Krugler stated there are existing buildings, accessory buildings, farm buildings, wells and septic systems located within the proposed development; some buildings will be demolished the remaining buildings must conform to City Code. Engineer Krugler stated existing septic systems will need to be abandoned per Minnesota Pollution Control Agency requirements and proof of abandonment must be provided to the Building Official before the issuance of building permits. Engineer Krugler stated encroachment agreements for septic lines crossing drainage and utility easements and encroachment agreements for driveways located within drainage and utility easements will be required. Engineer Krugler stated Haugo Geotechnical Services provided a summary of water level readings; the report outlines the high groundwater to be used to ensure one-foot separation required of low floors of the proposed buildings. Engineer Krugler stated a rare plat survey was done on the site. Engineer Krugler stated the developer will be avoiding all threatened plants but one, Blunt-Lobed Grape Fern, for which a taking permit has been obtained. Commissioner Dixon asked if the developer needed to obtain Letters of Map Amendment (LOMA) from FEMA. Engineer Krugler stated there were parcels touching the flood plain on the sketch plan, but the preliminary plat shows that all buildings to be outside of the FEMA flood plain so no LOMAs are needed. Commissioner Pogalz completed the inspection, a copy which is on file. Commissioner Pogalz stated there are various outbuildings and three homes in the proposed development area. Chair Pogalz stated there has been some tree clearing done but no other activity related to accessory building removal. Chair Pogalz stated dumpsters are on the site. Chair Pogalz stated the site is 500 acres of primarily open land, some areas of trees and areas that were once wetlands before they were drained for sod farming; it is a large open area suitable for residential development.

Chair Pogalz opened the public hearing at 6:09 p.m. and asked for public comment.

Cathy Montain, 1160 Constance Boulevard NE

Ms. Montain stated she owns property in Columbus adjacent to the southeast corner of the proposed development. Ms. Montain asked if lots will be created over the entire property identified on the public hearing notice. Chair Pogalz stated the entire property will be developed. Ms. Montain asked if housing would abut her property. Engineer

Krugler stated the lots will border her property, but the houses will be adjacent to the proposed roadway. Ms. Montain stated with 105 proposed new building sites, she is concerned about how water will be managed. Ms. Montain stated there is a ditch along the western edge of her parcel and she hopes there will not be any additional water drained from the area. Engineer Krugler stated, per state code, no more water can be drained from the area after development than was drained from the area before development. Engineer Krugler explained how water would be managed with the ditch and ponds within the development, including a large pond that is proposed in the southeast corner of the development adjacent to Ms. Montain's property. Ms. Montain stated she would like the development to keep as much water as possible on the property.

Ken Anderson, 13076 Jewel Circle NE, Blaine

Mr. Anderson was present to represent the Rice Creek Trail Association (RCTA). Mr. Anderson asked what the status of the snowmobile trail across this property is. Chair Pogalz asked Mr. Anderson if he could provide any new information as the Planning Commissioners have not received any updates. Mr. Anderson stated the club has requested the trail, that has existed since 1980, remain in place. Mr. Anderson stated with the proposed residential development, the club recognizes the configuration of the trail would have to change. Mr. Anderson stated the club hopes to continue to have a trail from the southeastern corner of the development to the northwest corner of the development. Mr. Anderson stated the RCTA has suggested an alignment behind some of the houses in south central part of the subdivision. Mr. Radach has proposed a trail from the southeast corner of the development straight west to Lexington Ave NE. Mr. Anderson stated there was discussion on having the trail go north from the southwest corner of the development but there is not enough right-of-way on the east side of Lexington Avenue NE for that due to power lines, support poles, guidelines, and the steep ditch. Mr. Anderson stated the Red Fox Hollow development has a pond along Lexington Ave NE and the western border of several property owners' land abuts the Lexington Avenue NE right-of-way creating another obstacle for a trail. Mr. Anderson stated the RCTA spoke with the park committee and discussed potentially having the trail on the west side of Lexington Avenue NE where the regional bike trail is now. Mr. Anderson stated Anoka County is in the process of redesigning the trail extending it to the north but representatives from Anoka County have stated it may be problematic to continue the trail where the developer proposed due the need to cross two lanes of southbound and two lanes of northbound traffic on Lexington Avenue NE at 133rd Avenue NE. Mr. Anderson presented a map of the snowmobile trail system. Mr. Anderson showed where the trail currently runs from Ms. Montain's property in Columbus, across the property to be developed and northward. Mr. Anderson feels the trail could be reconfigured to run from Ms. Montain's property in the southeast corner of the development directly west to the southwest corner and then north along County Ditch 44-7. Mr. Anderson presented a handout to the commissioners and development team. Mr. Anderson also presented a potential new trail alignment running along the southern border of the proposed plat, turning to the north at County Ditch 44-7 and running along the east of the ditch to 143rd Avenue NE where the trail would continue north across the Knoll property. Mr. Anderson stated the handout he provided proposes two options the city could consider to provide the RCTA a snowmobile trail easement adjacent to the development. Mr. Anderson stated the RCTA is asking the Planning Commission to make a recommendation to City

Council on a trail easement for snowmobiling. Mr. Anderson thanked the commissioners for allowing him to present options for consideration for reconfiguration of the snowmobile trail. Chair Pogalz stated he is aware there have been some conversations related to the snowmobile trail. Chair Pogalz stated running a trail in the ditch may be difficult due to how deep it is. Mr. Anderson stated, from the center point of the ditch, there is a 50-foot maintenance easement on each side of the ditch with a sixteen-and-a-half-foot buffer area on each side of the maintenance easement. Mr. Anderson stated he spoke with staff from the Coon Creek Watershed District this past winter and again prior to today's meeting; they did not have any objection to having a snowmobile trail within the buffer area. Mr. Anderson stated there would be no impact on the ditch, the trail edge would be 20-feet from the top of the ditch, eastward. Mr. Anderson stated the trail would only be 10-foot wide with two-foot clear zones on each side. Mr. Anderson stated there would be vegetation that would need to be cleared in various areas if the trail is permitted on the east side of Lexington Avenue NE but that would be done by the RCTA. Chair Pogalz asked Mr. Radach to comment. Mr. Radach stated they had tentatively agreed to provide access through the property along the south border of the plat. Mr. Radach stated he still has the same concerns regarding running the trail along the ditch and the impact to the wetland bank area. Mr. Radach stated the wetland bank consultants want wetland banks to be secure as they do not want people in the wetland bank areas. Mr. Radach stated Mr. Anderson is right, there are going to be a ditch easement there and wetland buffers. Mr. Radach stated it may be possible to run a snowmobile through a wetland buffer but he would need to talk to wetland banking regulators to make sure it would not prohibit them from doing wetland banking in a potential trail area. Engineer Krugler asked Mr. Radach if a wetland bank can be within the 50-foot easement for ditches. Mr. Radach stated a wetland buffer can be within a county ditch easement but it is not part of the wetland bank. Mr. Radach stated part of the wetland bank plan is to utilize the easement which is eligible as a buffer area. Mr. Radach stated they can get buffer credit which is 25% of a wetland credit. Mr. Radach stated having a snowmobile trail on the southern border of the plat will affect one of the nicer lots in the development. Mr. Radach stated this is not desirable, but he would consider it, however, the trail could also be in back yards of homes in Red Fox Hollow. Mr. Radach stated if RCTA has handshake agreements for the current snowmobile trail with other landowners, he is concerned that if he grants rights through this development, the Knoll's and/or Ms. Montain may discontinue their handshake agreements at some point. Mr. Radach stated they are more than happy to get RCTA through their site to Lexington Avenue NE but prefers not to have a trail through the middle of the development. Mr. Radach stated RCTA can continue to use the trail, as it is, this winter and discussion can continue later. Mr. Anderson stated he spoke with a representative from the Board of Soil and Water Resources this past winter. Mr. Anderson stated they discussed a trail through the development in the proposed wetland bank area. Mr. Anderson stated if a trail went through a wetland bank, the land the trail was on could not be used for wetland credits. Mr. Anderson stated the trail only needed to be 20 feet wide so the amount of land potentially removed from the wetland bank would be less than an acre. Chair Pogalz stated there will be residents in Blaine, some future landowners in the proposed Elwell Farms development, and landowners in Red Fox Hollow that will be affected by the proposed trail realignment. Chair Pogalz stated there are other people that need to be involved in this discussion and

decision. Ms. Cathy Montain stated she does a year-to-year handshake agreement with the RCTA.

Chai Lee, 4212 136th Avenue NE

Mr. Lee stated his property is at the corner of 136th Avenue NE and Lexington Avenue NE. Mr. Lee asked where the roads are that will lead into the new development. Engineer Krugler stated one of the access points into the development will be via 136th Avenue NE. Chair Pogalz stated other access points will be a right-in and right-out at 139th Lane NE and via Opal Street NE into the Hidden Forest East area. Mr. Lee stated he is concerned about increased traffic as he has small children.

Paul Jacobsen, 4752 132nd Court NE, Blaine

Mr. Jacobsen asked how close the new development will be to his residence in the Lexington Waters development in Blaine. Mr. Radach presented Mr. Jacobsen with a plat design document.

Chair Pogalz closed the public hearing at 6:46 p.m.

Chair Pogalz asked the commissioners to comment on the snowmobile trail. Commissioner Entsminger stated he is in favor of a snowmobile trail but does not feel the city can force a private landowner to dedicate land for a trail. Commissioner Ross stated he is astounded at the amount of time the city has dedicated to discussions with the RCTA. Commissioner Ross stated the project being reviewed is a potential 107 lot development. Commissioner Ross stated there has been an inordinate amount of discussion about the snowmobile trail. Commissioner Ross stated a small, not-for-profit organization is suggesting how part of this development should be designed. Commissioner Ross stated the developers are very patient to even have a conversation about the trail; the city should not write anything into this development that is giving undue attention to a small association that does not warrant this kind of review. Chair Pogalz stated that a snowmobile trail is an amenity to the residents of Ham Lake. Chair Pogalz stated it is possible for any handshake agreement, with any landowner, to be discontinued at any time ending trail connectivity and it is a private landowner's decision on what they want to agree to. Chair Pogalz stated the snowmobile trail discussion will need to include others such as legal counsel and a representative from Board of Soil and Water Resources. Commissioner Entsminger asked if there was any state funding available to offset the income the developer would lose for constructing a trail through a wetland bank. Commissioner Entsminger stated the developer could potentially recover the value of the wetland bank land dedicated to a snowmobile trail. Chair Pogalz asked if Mr. Radach was interested in continuing discussion on the snowmobile trail. Mr. Radach stated he and his partners are, but they do not want to sacrifice lots for the trail. Mr. Radach stated he is concerned about the future and how long the trail connections will exist; will he and his partners provide an easement that connects to another trail on land that the RCTA no longer has permission to use. Chair Pogalz stated the commission will not be making a recommendation on requiring the developer to provide for a snowmobile trail. Chair Pogalz stated there should be further discussion with members of the City Council and other agencies. Engineer Krugler stated if the snowmobile trail from the Montain property is extended directly to the west, the trail easement would impact proposed septic areas

on lots 44, 45, 53, 54 and 55. Mr. Radach inquired about the paving of the gravel road on 138th Avenue NE, Frazier Street NE and 139th Lane NE. Mr. Radach asked if the developer is responsible for paving the road. Engineer Krugler stated he is presenting what the city code states in Article 10-420(F) regarding plats out letting to unpaved streets for the Planning Commission to make a recommendation on and City Council to decide on. Engineer Krugler stated there will be two paved access points to this development via Opal Street NE and 136th Avenue NE. Engineer Krugler stated requiring the paving of 138th Avenue NE, Frazier Street NE and 139th Lane NE would alleviate the amount of traffic on the other two access points. Commissioner Entsminger asked how many linear feet paving 138th Avenue NE, Frazier Street NE and 139th Lane NE would be added. Engineer Krugler stated is approximately 1450 feet. Commissioner Entsminger asked if the residents along those roadways would just get their road paved. Engineer Krugler stated in the memo there are two alternatives within City Code to enforce this; one alternative would require those properties in Elwell Heights and the 4310 139th Lane NE parcel to be assessed for the improvement of the road and the developer would be responsible for the balance of the expense to improve the road. Mr. Radach asked if Red Fox Hollow residents would be assessed for the improvement. Mr. Radach stated he is concerned about the expense to improve the road; he is not opposed to contributing if everyone is paying their fair share. Engineer Krugler stated the residents of Elwell Heights and 4310 139th Lane NE would be assessed, not the residents in Red Fox Hollow. Mr. Radach stated the development provides two paved outlets. Chair Pogalz stated he does not see how the developer could be required to pay for the improvement of 138th Avenue NE, Frazier Street NE and 139th Lane NE. Commissioner Entsminger stated he does not see how the developer could be required to pay for improvement of that area when the plat boundary ends where 138th Avenue NE intersects with Ghia Street NE. Commissioner Ross stated it is unlikely that the residents of Elwell Heights would be in favor of being assessed for a road improvement that would increase traffic on their streets. Commissioner Dixon stated a recommendation should be made for the City Council to consider and ultimately decide on. **Motion by Pogalz 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 Elwell Farms (107 Single Family Residential lots and 5 outlots) in Section 36 as presented by Joseph Radach of Contour Development LLC subject to combining outlots A and B to the 4611 139th Lane NE parcel, recording a document with Anoka County that outlots C, D and E are not buildable and not eligible for building permits, applying for a Conditional Use Permit for any outlots to be included in the wetland bank, meeting the requirements of Article 9-330.8(D) for roadway improvements for a wetland bank, vacating, releasing or confining any existing easements as directed by the City Engineer before the issuance of any building permits, obtaining demolition permits for any existing structures that are to be demolished, ensuring any existing buildings that are to remain conform to city code, abandoning existing septic systems and providing proof of abandonment to the Building Official before the issuance of any building permits, signing and filing encroachment agreements with Anoka County for septic lines that cross drainage and utility easements on Lots 29, 36, 55, 51 and 58 of Block 1 and Lot 3 of Block 3, signing and filing encroachment agreements for driveways that cross drainage and utility easements for Lots 35, 36, 37, 38 and 39 of Block 1 before the issuance of any building permits,**

meeting the requirements of the City Engineer and meeting all City, State and County requirements.

Building and Zoning Clerk Bohr asked Chair Pogalz if a recommendation related to parkland dedication was going to be made. Engineer Krugler stated a determination will need to be made on what will be required for parkland dedication later due to a final decision on a trail easement needing to be made, fees related to wetland banking needing to be determined and consideration to be given for the land being dedicated for the park. Building and Zoning Clerk asked about drainage fees. Engineer Krugler stated the drainage fees will be \$200 per lot and the required payment for drainage will be noted in the development agreement. **Commissioner Entsminger seconded the motion. All present in favor, motion carried.** *This application will be placed on the City Council's Monday, July 21, 2025 agenda.*

A recommendation as to requiring the paving of 138th Avenue NE, Frazier Street NE and 139th Lane NE was not made.

COMMISSION BUSINESS:

City Council Update

Chair Pogalz stated the City Council concurred with the Planning Commission's recommendations to approve the preliminary and final plat of Ruds Skogsted and the final plat of Elwell Commercial Park. Chair Pogalz will attend the July 21, 2025, City Council meeting.

ADJOURNMENT:

Motion by Dixon, seconded by Ross, to adjourn the Planning Commission meeting at 7:08 p.m. All present in favor, motion carried.

Jennifer Bohr
Building and Zoning Clerk



**PLANNING
REQUEST**

CITY OF HAM LAKE

15544 Central Avenue NE

Ham Lake, MN 55304

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

Date of Application 07/24/2025

Date of Receipt 3-4-2025

Receipt # 101690 **Amount \$** 10,000

Meeting Appearance Dates:

Planning Commission 7-28-25

City Council _____

Please check request(s):

- ☐ **Metes & Bounds Conveyance**
☒ **Sketch Plan** *Revised*
☐ **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: JD Ham Lake Holdings, LLC, Project Name: "Kohler Farms" - REVISED SKETCH PLAN

Address/Location of property: 4 Parcels, only one address- 15946 LEXINGTON AVE NE, Ham Lake, MN 55304

Legal Description of property: THE NE1/4 OF SW1/4 OF SEC 13 TWP 32 RGE 23 EX THE S 667 FT OF THE E 670 FT THEREOF, EX RD SUBJ TO EASE OF REC, HAM LAKE TWP NW 1/4 OF SW 1/4 13 32 23, HAM LAKE TWP SW 1/4 OF SW 1/4 13 32 23, THE S 667 FT OF E 670 FT OF THE NE1/4 OF SW1/4 OF SEC 13 TWP 32 RGE 23, EX RD SUBJ TO EASE OF REC.

PIN # #13-32-23-31-0002, #13-32-23-32-0001, #13-32-23-33-0001, #13-32-23-31-0003 **Current Zoning** RA **Proposed Zoning** R-1 + R-A

Notes: Plat border has changed to include 15946 Lexington. Now 43 lots

Applicant's Name: Darren Lazan (Developer- JD Ham Lake Holdings, LLC: Jason Osberg (612)205-1226)

Business Name: Landform Professional Services, LLC

Address 105 5th Ave S, Suite 513

City Minneapolis

State MN

Zip Code 55401

Phone 612-638-0250

Cell Phone 612-221-8143

Fax _____

Email address dlazan@landform.net

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 7/29/25

- FOR STAFF USE ONLY -


ACTION BY: **Planning Commission** _____
City Council _____

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

Memorandum

Date: July 24, 2025

To: Planning Commissioners

From: David A. Krugler, City Engineer 

Subject: Kohler Farms Revised Sketch Plan

Introduction:

The proposed 43 lot residential development is located on the 124.3-acre parcels 13-32-23-31-0002, 13-32-23-31-0003 (15946 Lexington Avenue), 13-32-23-32-0001, and 13-32-23-33-0001. The existing zoning is Rural Single Family Residential (R-A) and the proposed zoning is Single Family Residential (R-1) and Rural Single Family Residential (R-A). A 600-scale zoning map, 600-scale aerial map and a 400-scale half-section map are attached. The revised sketch now includes the entire parcel of 13-32-23-31-0003 (15946 Lexington Avenue).

Discussion:

This plat previously received Sketch Plan approval at the April 7th City Council meeting for a total of 39 lots. The original sketch plan required a lot line adjustment involving parcel 13-32-23-31-0003 (15946 Lexington Avenue) prior to final plat approval. By incorporating this parcel into the plat, the need for a separate lot line adjustment has been eliminated. In accordance with City Code Section 11-450.4(c), a compliance inspection will be required for the existing septic system. It is the intent that Lot 1, Block 4 will retain its current R-A zoning designation, while all remaining lots will be zoned R-1. The existing buildings located on the future Lot 1, Block 4 are in compliance with applicable city and state codes; therefore, no modifications or demolition will be necessary, as confirmed in the attached email from the City Building Official.

Three access points to the plat are proposed at Hupp Street, 158th Avenue, and 159th Avenue. The proposed connection at Hupp Street would result in a roadway length that exceeds the maximum 1,100 feet allowed under Article 10-430(K). To address this, the plans include an emergency access trail with a limited-access fire lane extending from Lexington Avenue to 160th Avenue. Since Lexington Avenue is under the jurisdiction of the Anoka County Highway Department (ACHD), approval from ACHD will be required. The City has previously allowed a similar restricted access at 133rd Lane between Jefferson Oaks Estates and the Majestic Oaks 4th Addition. The proposed paved emergency access trail would also qualify as a pedestrian pathway, and the developer will receive parkland development fee credit accordingly. Two street names shown on the plat do not conform to the Anoka County grid naming convention. "Fraizer Court" should be relabeled as 158th Lane, and "158th Court" should be renamed 158th Avenue to maintain consistency with the county's street naming standards.

Per the attached Proposed Municipal Bike Trail System exhibit, Lexington Avenue is identified as a future bike trail corridor. The trail is anticipated to be located on the west side of Lexington Avenue; therefore, a 20-foot-wide easement is recommended to accommodate the future bike trail. The development sketch includes a trail easement; however, it is currently shown overlapping the 10-foot drainage and utility easement which is not allowed.

The plans include a trail connecting Hupp Street to 158th Avenue, which, according to Public Works Superintendent Witkowski, provides a critical link between the northern, central, and southern sections of the development, supporting overall neighborhood connectivity. Residents will also have access to the adjacent Enchanted Estates subdivision and Enchanted Estates Park. In lieu of dedicating parkland, the developer will be required to pay park dedication fees, with credit granted for land dedicated to trail easements within the plat.

Coon Creek Watershed District approval is required. A review by the Minnesota Department of Natural Resources' Natural Heritage Information System is necessary to determine the presence of state-protected species within the plat boundary. A wetland delineation is required. The parcels do not fall within any of the 20 natural resource clusters identified in the Anoka Conservation District's April 2008 Natural Resources Inventory and Assessment (NRIA), which is referenced in Appendix K of the Storm Water Pollution Prevention Plan. No portion of the development falls within FEMA Zone A 100-year flood boundary.

Recommendations:

It is recommended that the revised Sketch Plan of Kohler Farms be recommended for approval.



LOT DATA TABLE									
Pad Number	Block	Lot	Area (SF)	Area (Ac.)	Pad Number	Block	Lot	Area (SF)	Area (Ac.)
101	1	1	64,149	1.47	125	2	13	65,520	1.50
102	1	2	67,926	1.56	126	2	14	65,342	1.50
103	1	3	78,682	1.81	127	2	15	87,150	2.00
104	1	4	59,332	1.36	128	2	16	126,801	2.91
105	1	5	60,838	1.40	129	2	17	206,940	4.75
106	1	6	66,538	1.53	130	2	18	149,418	3.43
107	1	7	104,521	2.40	131	2	19	240,381	5.52
108	1	8	113,610	2.61	132	2	20	157,283	3.61
109	1	9	72,292	1.66	133	2	21	345,892	7.94
110	1	10	100,318	2.30	134	3	1	66,342	1.52
111	1	11	133,146	3.06	135	3	2	78,644	1.81
112	1	12	111,656	2.56	136	3	3	71,161	1.63
113	2	1	83,228	2.14	137	3	4	109,583	2.52
114	2	2	224,908	5.16	138	3	5	67,552	1.55
115	2	3	176,645	4.06	139	3	6	80,451	1.85
116	2	4	130,832	3.00	140	3	7	119,362	2.74
117	2	5	166,507	3.82	141	3	8	102,534	2.35
118	2	6	77,835	1.79	142	3	9	65,384	1.50
119	2	7	64,541	1.48	143	4	1	469,104	10.77
120	2	8	69,424	1.59	Lexington Ave R.O.W. Dedication			80,263	1.84
121	2	9	78,377	1.80	Total Proposed Streets R.O.W.			368,004	8.45
122	2	10	66,345	1.52					
123	2	11	69,962	1.61					
124	2	12	82,193	1.89					

GENERAL NOTES

- For construction staking and surveying services contact Landform at 612-252-9070
- Obtain all necessary permits for construction within or use of public right-of-way
- The digital file, which can be obtained from the Engineer, shall be used for staking. Discrepancies between the drawings and the digital file shall be reported to the Engineer. The building footprint, as shown on these drawings, and the digital file, shall be compared to the structural drawings prior to staking.
- Building layout angles are parallel with or perpendicular to the property line at the location indicated
- Dimensions shown are to back of curb unless noted otherwise.
- Home sites shown are conceptual only. Houses may be built in custom location approved by the City.

LEGAL DESCRIPTION

PARCEL A
The Northeast Quarter of the Southwest Quarter of Section 13, Township 32, Range 23, Anoka County, Minnesota. EXCEPT the South 66.7 feet of the East 670 feet thereof
AND
The West Half of the Southwest Quarter of Section 13, Township 32 North, Range 23 West, according to the United States Government Parcel, Anoka County, Minnesota
PARCEL B
The South 66.7 feet of the East 670 feet of the Northeast Quarter of the Southwest Quarter of Section 13, Township 32, Range 23, Anoka County, Minnesota

BENCHMARK

Project Benchmark
Name: Anoka County Benchmark No. 2006
Location: Second Order Benchmark set in ground in a covered tube. Benchmark is approximately 35 feet westerly of the centerline of C.S.A.H. No. 17 and 40 feet northerly of the centerline of 155th Avenue N.E.
Elevation = 905.73 (NAVD 88)
Site Benchmark
Type: Nail in Southeast of 18 in oak
Location = +/- 50ft West of Hupp St NE along North line
Elevation = 905.47 (NAVD 88)

ZONING AND SETBACK SUMMARY

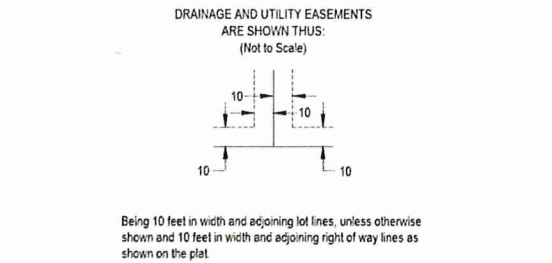
The Property is Zoned: R-A Zone (Residential Rural Single Family)
Proposed Zoning: Single Family Residential
Adjacent Properties Zoning:
North: R-1 Residential Single Family
South: R-A Residential Rural Single Family
East: R.O.W. (R-A Residential Rural Single Family)
West: R-1 Residential Single Family
Right-of-way Width = 66 ft
Wetland Buffer Width = 16.5 ft
Total Site Area = 5,372,831 s.f. = 124.34 ac
Wetland & Floodplain Area = 558,166 s.f. = 12.82 ac
Net Developable Site Area = 4,413,665 s.f. = 101.32 ac
Building Setback Information is as follows:
Front Yard = 30 ft
Rear Yard = 50 ft
Side Yard (Interior) = 10 ft
Side Yard (Corner) = 30 ft

AREA SUMMARY

Existing				
Permeous	5,371,775	s.f.	123.32	ac.
Impervious	1,056	s.f.	0.02	ac.
Total	5,372,831	s.f.	123.34	ac.
Proposed				
Permeous	4,934,129	s.f.	113.27	ac.
Impervious	438,702	s.f.	10.07	ac.
Total	5,372,831	s.f.	123.34	ac.

LEGEND

- Property Line
- Interior Lot Line
- Underlying Parcel Line
- Existing Easement
- Proposed Easement
- Proposed Setback
- Proposed Floodplain
- Proposed Pond Line
- Proposed Well
- Soil Boring

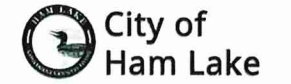


Know what's Below.
Call before you dig.

NORTH

0 150 300

DEVELOPER
JD HAM LAKE HOLDINGS, LLC
105 5TH AVE. S
SUITE 513
MINNEAPOLIS, MN 55401
TEL: (612)-252-9070
CITY



PROJECT
KOHLER FARMS

HAM LAKE, MINNESOTA

ISSUE / REVISION HISTORY

DATE	ISSUE / REVISION	REVIEW
10 JUL 2025	PRE PLAT SUBMITTAL	ETL
22 JUL 2025	SWITCH PLAN RE-SUBMITTAL	ETL
23 JUL 2025	WATERSHED SUBMITTAL	ETL

CERTIFICATION

**PRELIMINARY
NOT FOR
CONSTRUCTION**

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED REPRODUCIBILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

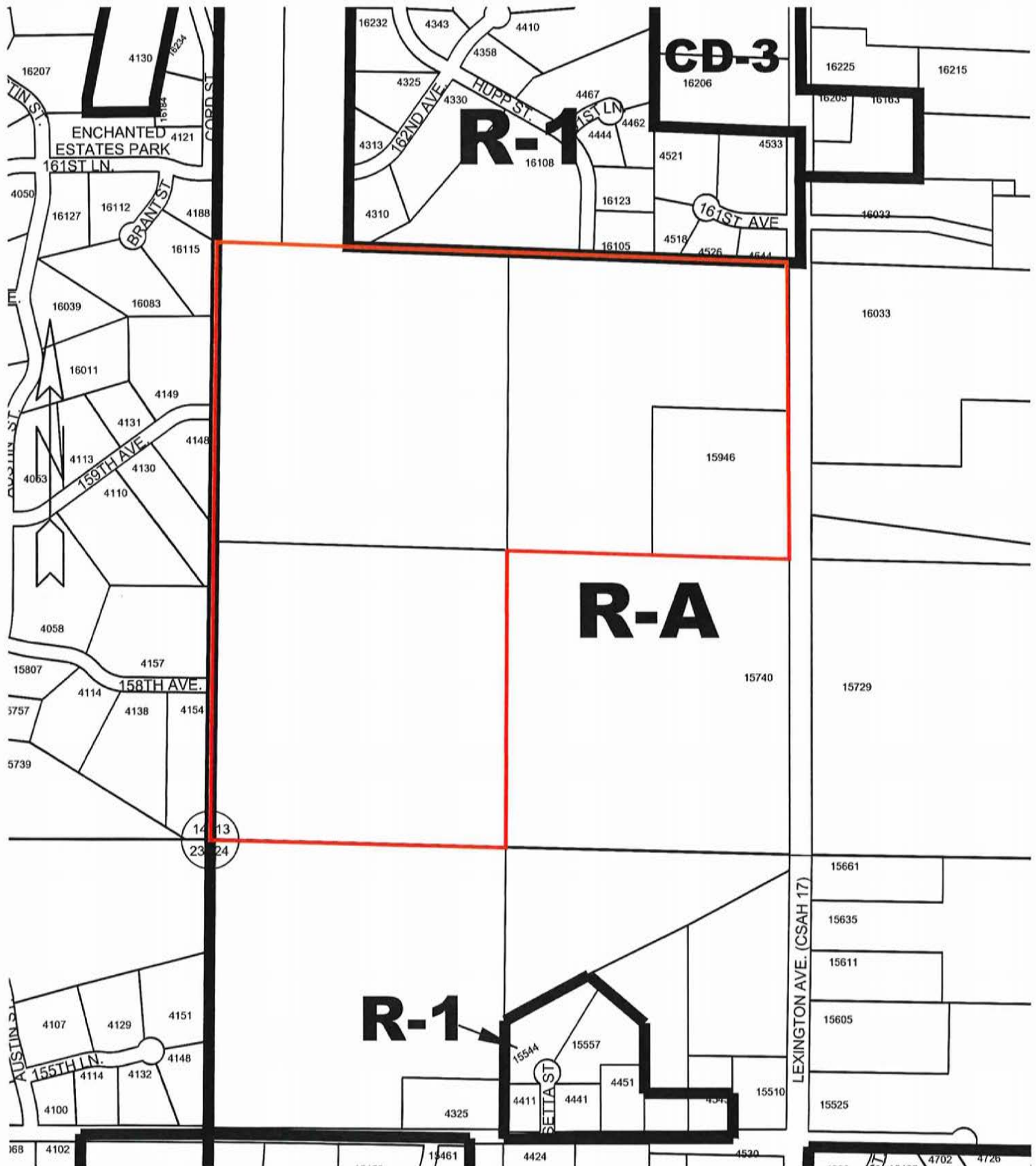
JULY 23, 2025

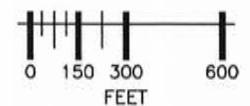
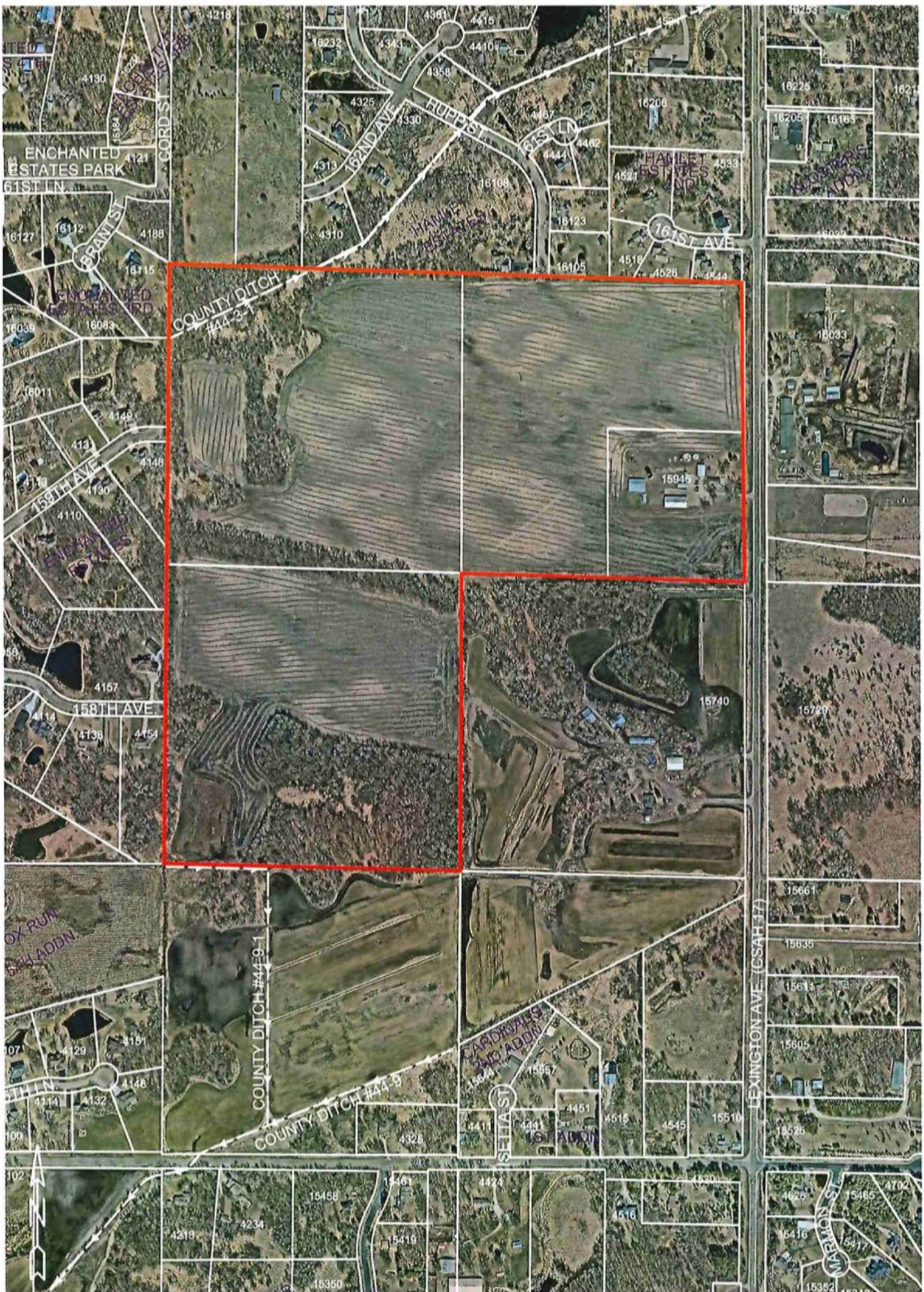


105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401
Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net
FILE NAME: 2025-07-23 KOHLER FARMS CONCEPT FOR RESUBMITTAL DWG
PROJECT NO.: LDP24010

REVISED CONCEPT PLAN

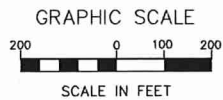
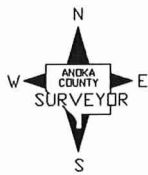
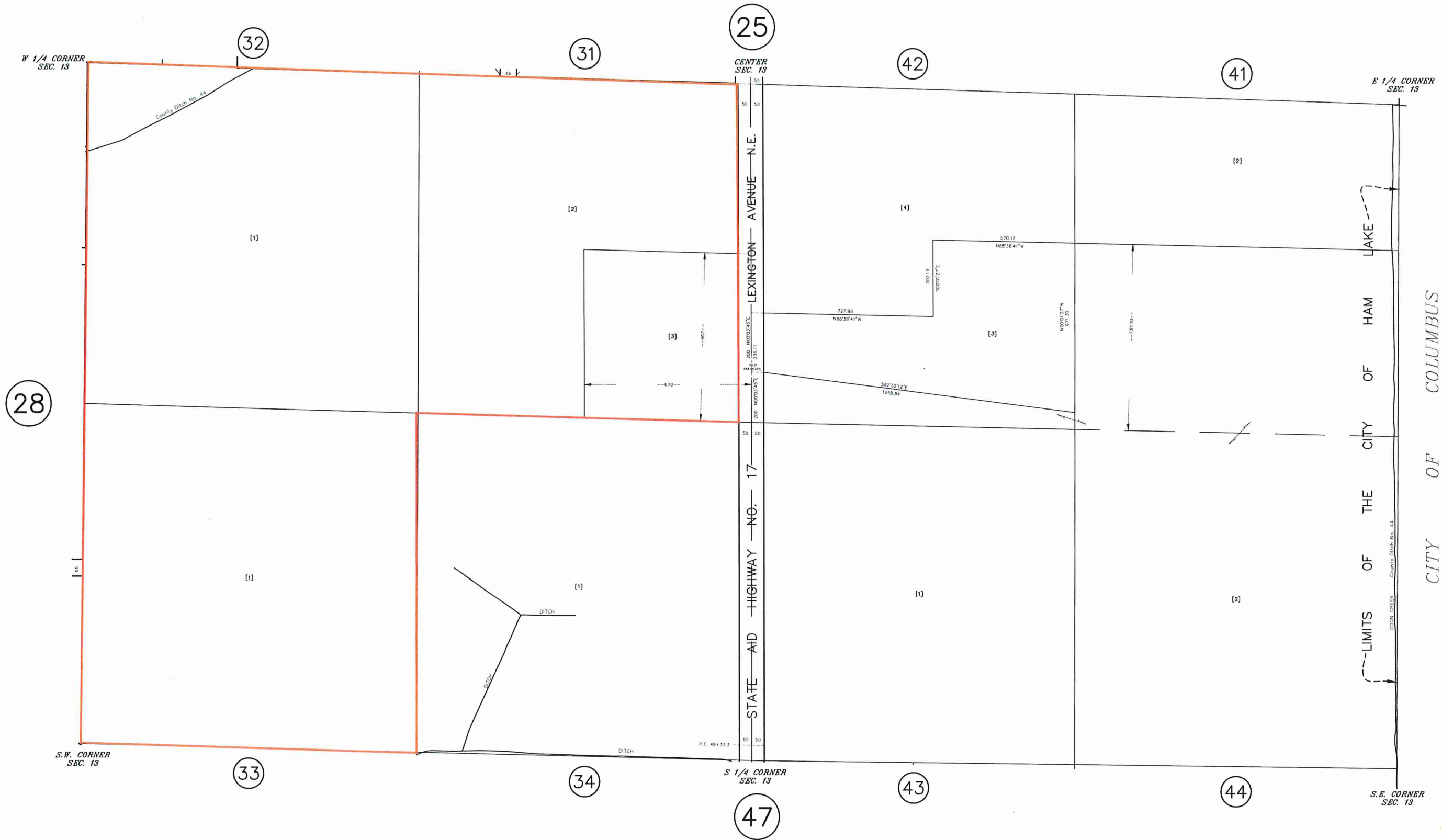
EX1.0





S 1/2 SECTION 13, 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

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 Number	Specific Parcel
XX	XX	XX	XX	XXXX

SPECIFIC PARCEL NUMBERS ARE IN BRACKETS: [1]
EXAMPLE OF PIN NUMBER: 13-32-23-43-0001

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.

- 3) Approval of purchasing Shade structures at Constance Estates Park and Crosstown Rolling Acres 3rd Park
- 4) Approval of the low quote for residing the concession stand at Lion's Park

Motion by Doyle, seconded by Hallberg, to approve the Consent Agenda as written. All present in favor, motion carried.

5.0 PLANNING COMMISSION RECOMMENDATIONS

- 5.1 Zahira Aqel of Global Distribution Inc. requesting a Certificate of Occupancy to operate a wholesale distribution business for tobacco products and accessories at 14203 Lincoln Street NE (Lot 1, Block 1, Majestic Oaks Commercial Center Second Addition)

Motion by Parranto, seconded by Doyle, to concur with the recommendation of the Planning Commission and approve the Certificate of Occupancy for Global Distribution Inc., as presented by Zahira Aqel, to operate a wholesale distribution business for tobacco products and accessories at 14203 Lincoln Street NE (Lot 1, Block 1, Majestic Oaks Commercial Center Second Addition) subject to stripping the parking lot by June 1, 2025, business hours of 9:00 am to 5:00 pm Monday through Friday and 9:00 am to 4:00 pm on Saturday, having a maximum of 20 employees, no retail sales at the location, all pallet racking for storage not to exceed ten feet in height, and meeting all City, County and State requirements. All present in favor, motion carried.

- 5.2 Glen Harstad, Jeff Harstad and Heather Harstad of Hearth Development requesting Commercial Site Plan approval to construct a 22,000 square foot office/warehouse building at 13928 Lincoln Street NE (Lot 4, Block 2, Majestic Oaks Commercial Center)

Motion by Hallberg, seconded by Parranto, to concur with the recommendation of the Planning Commission and approve the request of Glen Harstad, Jeff Harstad and Heather Harstad of Hearth Development for Commercial Site Plan approval to construct a 22,000 square foot office/warehouse building at 13928 Lincoln Street NE (Lot 4, Block 2, Majestic Oaks Commercial Center) subject to the following conditions: the applicants request vacation of a portion of the drainage and utility easement that no longer contains wetlands and dedicate drainage and utility easement over the wetland boundary not protected by the original drainage and utility easement of the Majestic Oaks Commercial Center plat prior to the issuance of a Certificate of Occupancy, submitting building plans with engineering for the installation of a sprinkler system due to the possibility of future tenants storing cars in the building, operating hours for all tenants are to be between 7:01 am and 10:00 pm, no on-street parking, building occupancy being limited to a maximum of 30 occupants, no delivery trucks blocking Lincoln Street NE, no outside storage, meeting all the requirements of the City Engineer and Building Official and meeting all city, county and state requirements. All present in favor, motion carried.

- 5.3 Jason Osberg of JD Ham Lake Holdings, LLC, requesting Sketch Plan approval of Kohler Farms, a 39-lot single family residential development in Section 13

Motion by Hallberg, seconded by Doyle, to concur with the recommendation of the Planning Commission to approve the Sketch Plan, presented by Jason Osberg of JD Ham Lake Holdings, LLC, for a 39-lot single family residential development in Section 13 subject to submitting a lot line adjustment request to the City Council for parcel 15946 Lexington Avenue NE that includes a septic compliance inspection report with soil borings that indicate a suitable secondary septic area on the parcel, dedicating a 20-foot-wide bike trail easement on the east side of the 15946 Lexington Avenue NE parcel, filing the approved lot line adjustment documentation with Anoka County upon city

approval, providing proof of filing of the lot line adjustment with Anoka County to the city with the application for preliminary plat approval, obtaining approval from Anoka County Highway Department for access points onto Lexington Avenue NE as proposed in Alternative A or Alternative B or obtaining approval for a fire/emergency access road in the northeast section of the plat prior to submitting an application for preliminary plat approval, meeting the requirements noted in the City Engineer's memo dated March 19, 2025, meeting all City, State and County requirements. All present in favor, motion carried.

6.0 ECONOMIC DEVELOPMENT AUTHORITY – None

7.0 APPEARANCES – None

8.0 CITY ATTORNEY

8.1 Discussion of Cannabis Ordinance

Attorney Berglund stated that state statute was first passed that allowed edibles with low THC count, and other types of consumables. Attorney Berglund stated that the state statute now has full-fledged cannabis regulations. Attorney Berglund stated that he added discussion of a cannabis ordinance to the Council's agenda and recommends that an ordinance be adopted and added to the City Code. Attorney Berglund stated that a copy of an ordinance that is being considered by the City of Andover regulating adult-use cannabis business operations was included in the packet for the City Council to review. Attorney Berglund stated that if the City does not have its own ordinance, the regulations would default to Anoka County's requirements. Attorney Berglund stated that the State already regulates personal use, where and when it can be used, and how much and where you can grow cannabis. Attorney Berglund stated that the ordinance being reviewed would regulate where shops could be located and distances required from churches, schools, and parks. Attorney Berglund stated that the state statute allows one license per population of 12,500. Attorney Berglund stated that the license would first apply and be approved by the State of Minnesota and then apply with the city. Attorney Berglund stated that the City Council would issue the license at its discretion. Councilmember Doyle stated that he would want a shop owner to have the right education on the products he is selling to the public. Councilmember Doyle stated he would not have a problem issuing three of four licenses. Attorney Berglund stated if the city takes control of licensing, then the city can regulate the number of licenses issued. Attorney Berglund stated if a licensed business is in violation of the city code, they would be charged with a misdemeanor. Attorney Berglund stated that the city could run a municipal dispensary if they chose to. The City Council discussed the City of Andover's draft ordinance and agreed to move forward with an ordinance. **It was the consensus of the City Council to direct Attorney Berglund to prepare a draft Ordinance relating to cannabis similar to the City of Andover's draft Ordinance.**

9.0 CITY ENGINEER – None

10.0 CITY ADMINISTRATOR – None

11.0 COUNCIL BUSINESS

11.1 Committee Reports

Councilmember Hallberg stated that he attended the Sunrise Watershed Management Organization meeting and it was discussed that the 2026 Budget was passed by the Ham Lake City Council, but not the amendment to the Joint Powers Agreement.

11.2 Announcements and future agenda items – None

Mr. Harstad stated he and Commissioner Dixon discussed a public hearing for a drainage easement that needed to be vacated. Engineer Krugler stated that a separate hearing is required to vacate an easement. Engineer Krugler stated it would be in the best interest of Mr. Harstad, and his family to request a vacation of the drainage easement and work with their engineering firm to obtain a legal description for the easement that will need to be dedicated over the wetland boundary that was not part of the original easement.

Commissioner Entsminger returned to his seat at the table.

Jason Osberg of JD Ham Lake Holdings, LLC, requesting Sketch Plan approval of Kohler Farms, a 39-lot single family residential development in Section 13

Mr. Jason Osberg of Metro Wide Development, members of the Kohler family and Mr. Darren Lazan, President of Landform Development Partners were present. Mr. Lazan spoke on behalf of the applicant. Mr. Lazan stated he and Mr. Osberg formed the partnership, JD Ham Lake Holdings, LLC, the development entity for the Kohler Farms project. Mr. Lazan provided history of some local projects recently completed by JD Ham Lake Holdings, LLC. Mr. Lazan also provided a brief account of the past activity and future plans for the Kohler family property. Mr. Lazan stated septic borings to determine viable septic locations and preliminary findings related to wetlands and flood plain have been done. Mr. Lazan stated they plan to do final Geotech and septic borings and a wetland delineation after sketch plan approval. Mr. Lazan presented the sketch plan of 39 lots on the 113-acre parcel with proposed road connection points. Mr. Lazan stated the primary item to discuss is the connection to Hupp Street NE on the north side of the plat; the proposed cul-de-sac is over the 1,100 feet limit per city code. Mr. Lazan stated existing wetlands restrict where roads can be proposed without significant wetland impacts. Mr. Lazan stated the temporary cul-de-sac on Hupp Street NE created in the Hamlet Estates development consumes 800 feet of the 1,100-foot allowance for a cul-de-sac and ended in a wetland that will now require them to purchase six figures worth of wetland credits to bring Hupp Street NE into the Kohler Farms plat. Mr. Lazan stated various options have been discussed as alternatives to the Hupp Street NE/160th Avenue NE cul-de-sac shown on the sketch plan to avoid wetland impacts that include requesting a variance to allow a cul-de-sac that is more than 1,100 feet in length, creating an access point off of Lexington Avenue NE and constructing a cul-de-sac to the west, shortening the Hupp Street NE cul-de-sac and providing driveway access from Lexington Avenue NE for three lots or constructing a bike trail within the plat to ensure connectivity from the eastside of Hupp Street to the west side on 159th Avenue NE if Alternative A or B are approved by Anoka County. Chair Pogalz asked Engineer Krugler to comment. Engineer Krugler stated the sketch plan consists of 39 lots on 113 acres. Engineer Krugler stated to provide viable septic fields, and allow the proposed lot lines for proposed lots 6 and 7, a lot line adjustment will need to be requested for the 15946 Lexington Avenue NE parcel. Engineer Krugler stated if a lot line adjustment is requested, a secondary septic location will need to be shown for the 15946 Lexington Avenue NE parcel, a septic compliance inspection, that includes soil borings, must be done for same parcel and the survey submitted for the lot line adjustment request must include a 20-foot-wide bike path easement on the west side of Lexington Avenue NE; the bike path easement dedicated with the lot line adjustment will not be credited toward the parkland dedication requirement

for the plat. Engineer Krugler stated Mr. Lazan mentioned possible access options in lieu of the Hupp Street NE cul-de-sac that is shown on the sketch plan. Engineer Krugler stated any proposed access points from Lexington Avenue NE will need to be approved by the Anoka County Highway Department (ACHD). Engineer Krugler stated the applicant has proposed two alternative lot configuration and access options for the northeastern section of the plat which are shown in the upper right corner of the sketch plan. Engineer Krugler stated if either of the alternative options are used in the plat, there has been discussion about requiring a paved bike trail within the plat to ensure neighborhood connectivity from the east side of the plat to 159th Avenue NE or 158th Lane NE. There was discussion about fire/emergency response access only roads. The discussion included examples of fire/emergency access roads on Hanson Boulevard, in a townhome development in Coon Rapids, and on 133rd Avenue NE adjacent to the Majestic Oaks Townhomes Fourth Addition and the possibility of having a fire/emergency access road constructed within the plat. Questions were asked about how access is controlled, who maintains the road, and who pays for maintenance. Mr. Lazan stated fire/emergency access only roads have been approved by ACHD and constructed in other projects his company has done; three were added to the development he and his partner recently finished in Andover. Chair Pogalz asked Mr. Lazan to discuss a connection between Hupp Street NE and 159th Avenue NE. Mr. Lazan stated a connection between those two streets is not shown on the sketch plan because of an extensive wetland complex there. Mr. Lazan stated they do not like the fact that there is not a contiguous road connection from the east to the west side of the plat, but they are trying to minimize potential wetland impacts and expense. Mr. Lazan stated they will reevaluate an interconnection after they receive the results of the wetland delineation. Chair Pogalz asked Engineer Krugler to comment on the Public Works Superintendent's proposal to construct a bike trail to connect the neighborhoods. Engineer Krugler stated that depending on the route chosen, if the only alternative available for the trail is through the wetlands, boardwalks, like those in the Anoka County, Bunker Hills Park, could be constructed over the wetland areas as to prevent impact to wetlands. Engineer Krugler stated a paved trail could be constructed on either side of the wetland with a boardwalk over the wetland in between the paved sections. Engineer Krugler stated constructing the trail may require a reconfiguration of lots. Chair Pogalz stated boardwalks require maintenance, who would be responsible for maintenance. Engineer Krugler stated the city would be responsible for maintenance. Engineer Krugler asked Mr. Lazan what the length of the trail would be. Mr. Lazan estimated that it would be 50 to 60 feet. Mr. Lazan stated the paved bike trail could be constructed from 158th Lane NE to Hupp Street NE with the trail running along the lot line between proposed lots 19 and 20 and proposed lots 7 and 8. Mr. Lazan stated they would attempt to keep the trail at the edge of the wetland to avoid wetland impacts. Mr. Lazan stated the wetland areas identified on the sketch plan are conservative estimates of where the wetlands are located based on historic arial photos. Mr. Lazan stated the wetlands in this plat have been farmed so wetland areas are not obvious. Mr. Lazan stated that once a wetland delineation has been completed, they may find wetland boundaries have changed and construction of a trail, without a boardwalk, or even a road connecting all streets in the plat may be possible. Chair Pogalz stated it was his understanding that once wetland areas had been farmed, there was more latitude on what could be done with those wetland areas. Mr. Lazan stated there is more latitude on wetland sequencing but not on soil corrections and other

related wetland impact expenses. Mr. Lazan stated farmed wetlands are treated a little more favorably as they could be considered a degraded wetland rather than a high-quality wetland, but the soil mitigation and correction process must still be done. Again Mr. Lazan stated they hope to avoid wetland impacts. Chair Pogalz asked how many feet of peat soil is on top of the sand. Chair Pogalz stated, generally, sand is found a couple of feet underneath the peat or black dirt. Chair Pogalz stated there is a cost to soil corrections; soil corrections that may be needed for this development are likely to be like those required or needed in other developments in the area. Chair Pogalz asked Engineer Krugler how a fire/emergency access road would be kept clear and plowed during the winter. Engineer Krugler stated the public works department would need to ensure the fire/emergency access road would be kept clear and plowed. Chair Pogalz asked Engineer Krugler if there would be a ditch between Lexington Avenue NE and the bike trail on the west side of Lexington Avenue NE where the bike lane would be constructed and would the fire/emergency access road require a driveway access point off Lexington Avenue NE. Engineer Krugler stated there would be a ditch to cross between Lexington Avenue NE and the bike trail to the west of Lexington Avenue NE. Chair Pogalz asked Engineer Krugler if the plat could still be modified if the Planning Commission recommended approval of the Kohler Farms sketch plan. Engineer Krugler stated if the proposed lot line adjustment shown on the sketch plan for the 15946 Lexington Avenue NE parcel does not change, and the outer perimeter of the property proposed to be platted does not change, the sketch plan can be recommended for approval. Engineer Krugler stated after additional technical data has been obtained, it is possible that the number of lots could change, or some other modifications will be needed within the plat boundaries. Engineer Krugler stated the Planning Commission will get another opportunity to review the plat at the preliminary plat stage and will have the opportunity to comment or require changes to the plat at that time if needed. Mr. Lazan stated if the city approves the sketch plan, additional engineering work will be done. Mr. Lazan stated that if extensive modifications need to be made after additional engineering is completed, a request to re-review the sketch plan will be submitted. Chair Pogalz asked the commissioners to comment on the potential fire/emergency access road in the northeast section of the plat. Commissioner Entsminger asked Engineer Krugler if the fire/emergency access road was a viable option. Engineer Krugler stated he discussed the fire/emergency access road with the City Attorney who provided potential problems the road could cause. Engineer Krugler stated additional input from the Public Works Superintendent was also needed. Chair Pogalz stated he has concerns about the potential fire/emergency access road. Chair Pogalz stated cul-de-sacs are challenging to plow and adding a fire/emergency access road to the list of areas public works needs to plow and maintain just compounds the issue. Commissioner Entsminger stated the City Engineer and City Attorney should determine if exceeding the maximum length of 1,100 feet for a cul-de-sac or allowing a fire/emergency access road is acceptable, not the Planning Commission. Commissioner Dixon stated the Planning Commission has commented on cul-de-sacs that were in excess of 1,100 feet in the past. Chair Pogalz stated that is true but only if the cul-de-sac proposed was in excess of 1,100 feet was a temporary cul-de-sac. Mr. Lazan again explained the challenges his company has extending Hupp Street NE into the plat and stated if a cul-de-sac was longer than 1,100-feet, activity related to maintenance and service provided to homeowners on that cul-de-sac would be the same whether it was 1,100 feet or longer. Chair Pogalz stated other developers have had to meet code

requirements. Chair Pogalz stated other developers have asked to have cul-de-sacs more than 1,100 feet and the city required them to comply with city requirements; allowing an exception in this case would set precedent for future developments. Chair Pogalz stated it is easy to talk about what could be done related to the cul-de-sac but in the end, it is the city and homeowners that will have to deal with issues later if they arise. Mr. Lazan stated two alternative options for lot configuration and access were proposed on the sketch plan but were not discussed as he believed the fire/emergency access road discussed was an acceptable option after a discussion with staff. Mr. Lazan cited the issues that presented challenges to developing this plat related to meeting city code, ACHD requirements and the composition of the land. Mr. Lazan stated two alternative development options have been proposed for the northeast corner. Chair Pogalz stated the proposed boundaries for the plat are acceptable but has concerns about how the northeast corner of the plat will be developed. Commissioner Dixon asked if the fire/emergency access road option had been presented to the ACHD. Engineer Krugler stated the fire/emergency access road option has been presented to ACHD. Engineer Krugler stated it is his opinion the alternative options will not be acceptable to ACHD. Commissioner Dixon stated all options are hypothetical and that she would like more information before a decision can be made. Commissioner Dixon stated there is no way of knowing if a road can be reconfigured or if it is reasonable to consider a variance for an extra-long cul-de-sac until the wetland delineation is done; it is also unknown if ACHD would allow a fire/emergency access road. Commissioner Entsminger stated there is a cost factor to consider for wetland impacts. Commissioner Dixon stated costs related to addressing the concerns she raised earlier are not a factor for determining what the right option is for the northeast area of the plat. Mr. Lazan asked the commission to consider approving the sketch plan so they can move forward with obtaining additional technical information and discuss the options for the northeast area of the plat with the ACHD. Engineer Krugler stated the feedback he received when he sent the sketch plan to the ACHD gave him the impression that ACHD is going to require compliance with their intersection spacing requirements and the proposed, future improvements on Lexington Avenue NE are going to have an impact on what ACHD allows or does not allow for this plat. Engineer Krugler stated if any access was allowed onto Lexington Avenue NE, it may be a right in, right out access. Commissioner Entsminger asked if Alternative B is a viable option if the developer can obtain approval from the ACHD. Engineer Krugler stated it appears that that would be a viable option, and the cul-de-sac length of Hupp Street would be compliant with the 1,100-foot requirement. **Motion by Pogalz, seconded by Entsminger, to recommend approval of the Sketch Plan, presented by Jason Osberg of JD Ham Lake Holdings, LLC, for a 39-lot single family residential development in Section 13 subject to submitting a lot line adjustment request to the City Council for parcel 15946 Lexington Avenue NE that includes a septic compliance inspection report with soil borings that indicate a suitable secondary septic area on the parcel, dedicating a 20-foot-wide bike trail easement on the east side of the 15946 Lexington Avenue NE parcel, filing the approved lot line adjustment documentation with Anoka County upon city approval, providing proof of filing of the lot line adjustment with Anoka County to the city with the application for preliminary plat approval, obtaining approval from Anoka County Highway Department for access points onto Lexington Avenue NE as proposed in Alternative A or Alternative B or obtaining approval for a fire/emergency access**

road in the northeast section of the plat prior to submitting an application for preliminary plat approval, meeting the requirements noted in the City Engineer's memo dated March 19, 2025, meeting all City, State and County requirements. All present in favor, motion carried. *This application will be placed on the City Council's Monday, April 7, 2025, agenda.*

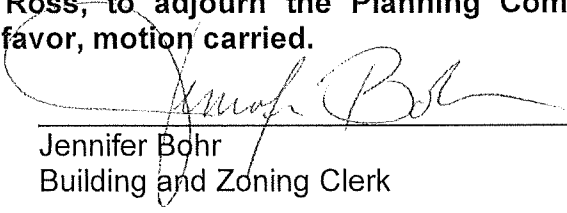
COMMISSION BUSINESS:

City Council Update

Chair Pogalz informed the Commissioners that the City Council concurred with the Commission's recommendations to approve the sketch plan of Ruds Skogsted. Chair Pogalz will attend the April 7, 2025, City Council meeting.

ADJOURNMENT:

Motion by Dixon, seconded by Ross, to adjourn the Planning Commission meeting at 7:14 p.m. All present in favor, motion carried.



Jennifer Bohr
Building and Zoning Clerk

Jennifer Bohr

From: Mark Jones
Sent: Wednesday, July 16, 2025 8:24 AM
To: 'David Krugler'
Cc: Thomas Dietrich; Jennifer Bohr
Subject: RE: Buildings

15946 per Anoka County is taxed AGRICULTURAL, and the out buildings are used for agricultural purposes, he does farm other land in the area. The out buildings would meet the requirements of Minnesota Statutes section 326B.103, subdivision 3 for definition for agriculture building. This property, by city code, will still need to remain R-A. Also by city code, a Farm Building is a structure located in an R-A District which is used for bona fide agricultural purposes, but is required to meet a 100 foot setback from the property line. The building to the west, per Anoka County GIS, just makes this 100 foot setback. If the lot adjustment does reduce this setback, then a correction will be needed, whether the building then will need to be removed (demoed), size reduction, or by Variances. As to the septic system, tanks need a setback ten feet, twenty feet for rock bed, this can be reduced if the building has no space below grade and approved by the Building Official.

9-370 Accessory Buildings and Farm Buildings An Accessory Building is any structure located or proposed to be located in any Residential Land Use in the R-1, R-A and PUD zoning districts, which is not the dwelling unit, and which is not a garage, which is not a Farm Building, and which has a floor size of more than 200 square feet. A building or structure meeting the above definition except for the size, is a yard shed. A Farm Building is a structure located in an R-A District which is used for bona fide agricultural purposes, including farm machinery storage, crop storage or housing livestock, poultry or horses.

9-370.7 Farm Buildings A Farm Building is a structure located on land zoned R-A, which is not a dwelling unit. No Farm Building may be constructed at a distance closer than 100 feet from any lot line

Mark Jones
Building/Zoning official
City Hall (763) 434-9555
Desk (763) 235-1674
mjones@hamlakemn.gov

-----Original Message-----

From: David Krugler <DKrugler@rfcengineering.com>
Sent: Tuesday, July 15, 2025 8:54 PM
To: Mark Jones <mjones@hamlakemn.gov>
Subject: Buildings

Caution: This email originated outside our organization; please use caution.

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

0 1,750 3,500 7,000
Feet

MAP DATE:

7/1/2025

RFC
Engineering, Inc.
Consulting Engineers

G:\Website\Bike.mxd

