

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, AUGUST 24, 2026

CALL TO ORDER: 6:00 p.m.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES: August 10, 2026

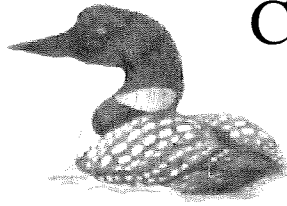
PUBLIC HEARING:

6:01 P.M. Piotr Kendysh requesting a Conditional Use Permit to operate PK Autobody, a light auto repair shop, at 13408 Highway 65 NE, Unit #110.

NEW BUSINESS: None

COMMISSION BUSINESS:

1. City Council Update



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(763) 434-9555
info@ci.ham-lake.mn.us

CITY OF HAM LAKE PLANNING COMMISSION MINUTES MONDAY, AUGUST 10, 2026

The Ham Lake Planning Commission met for its regular meeting on Monday, August 10, 2026, in the Council Chambers at Ham Lake City Hall located at 15544 Central Avenue NE in Ham Lake, Minnesota.

MEMBERS PRESENT: Commissioners Brian Pogalz, Kyle Lejonvarn, Jeff Entsminger, Lorrie Albers, Michael Frid, and Erin Dixon

MEMBERS ABSENT: Commissioner Dave Ringler

OTHERS PRESENT: City Planner, Matt Holzworth and City Engineer, David Krugler

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 July 27, 2026 Planning Commission meeting as written. All present in favor, motion carried.

PUBLIC HEARING: - None

NEW BUSINESS:

Coon Creek Watershed District (CCWD), located at 13632 Van Buren Street NE (Lot 3, Block 1, Majestic View) requesting Commercial Site approval for a 5,244 square foot parking lot expansion.

Commissioner Frid completed the inspection, a copy of which is on file. Upon inspection of the property, Commissioner Frid stated that he reviewed the site plan provided before his inspection. Commissioner Frid explained that he visited the site and met someone from Coon Creek Watershed District and they showed him around the property to the back where the current gravel is located that the applicant is using for parking. Commissioner Frid stated that the retaining walls were no longer on the property and that there was a holding pond in the back that should be adequate for drainage. **Motion by Frid, seconded by Entsminger, to recommend approval of the Commercial Site Plan for Coon Creek Watershed District to construct a 5,244 square-foot parking lot at 13632 Van Buren Street NE, subject to meeting the requirements of the City Engineer and all City, County and State requirements. All present in favor, motion carried.** *This application will be placed on the City Council's Monday, August 17, 2026 agenda.*

COMMISSION BUSINESS:

City Council Update

City Planner Holzworth stated that there were no new items from the Planning Commissions previous meeting that needed to be approved by the City Council. A Planning Commissioner will not be attending the City Council's August 17, 2026, meeting.

ADJOURNMENT:

Motion by Dixon, seconded by Entsminger, to adjourn the Planning Commission meeting at 6:13 p.m. All present in favor, motion carried.

Matt Holzworth, City Planner



CITY OF HAM LAKE

15544 Central Avenue NE

Ham Lake, MN 55304

(763) 434-9555 info@hamlakemn.gov

PLANNING REQUEST

Date of Application 07.23.2026

Date of Receipt 7/24/2026

Receipt # 0106770

Amount \$ 1000.00

Meeting Appearance Dates:

Planning Commission 8/24/2026 City Council _____

Please check request(s):

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

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

Development/Business Name: PK Autobody

Address/Location of property: 13408 MN-65 , unit #110, Ham Lake, MN 55304, United States

Legal Description of property: _____

PIN # _____ Current Zoning _____ Proposed Zoning _____

Notes: light auto repair: parts replacement, disassembly and reassembly

Applicant's Name: Piotr Kendysh

Business Name: PK Autobody

Address 839 Northdale Blvd NW, apt. 204

City Coon Rapids State MN Zip Code 55448

Phone (763) 452-83-70 Email pkendysh@gmail.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 07.23.2026

- FOR STAFF USE ONLY -

Action By: Planning Commission _____

City Council _____

Property Taxes Current YES ☒ NO

Any Active/Deferred Assessments YES ☒ NO

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

1. *If you are requesting municipal action on any request for any of the above, you will be required to furnish certain information about yourself, the project you are involved in, or other matters pertaining to the subject. Some of the information you are asked to provide is classified by state law as either private or confidential. Private data is information which generally cannot be given to the public but can be given to the subject of the data. Confidential data is information which generally cannot be given to either the public or the subject of the data.*

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

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

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

SIGNED BY _____



COMPANY/TITLE: PK Autobody _____

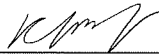
DATE: 07.23.2026 _____

CITY OF HAM LAKE
ACKNOWLEDGMENT OF RESPONSIBILITY
TO REIMBURSE EXPENSES

The undersigned, Piotr Kendysh, 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:
Conditional Use Permit

Type of Application

acknowledges that the sum of \$ 1000, has been deposited with the City of Ham Lake to reimburse the City of Ham Lake for any out of pocket expenses incurred by the City in reviewing the proposal, including but not limited to a staff review fee, any signage required by ordinance, and City Engineer and City Attorney's fees for their review, in amounts which are not known to the City at this time. The applicant acknowledges that it is the responsibility of the undersigned to reimburse the City for any such engineering or attorney's fees incurred in review of the applicant's request, or any other expenses incurred by the City in connection with this requires, and further acknowledges that in the event that the undersigned fails to promptly remit any amounts incurred by the City in excess of the deposit, the City shall have the right to discontinue further consideration or action upon the undersigned's request, shall have the right to rescind any approvals, withdraw any permits, licenses or other consents, shall have the right to vacate any street or road, plat or other dedication, and the undersigned waives the right to claim damages arising out of any such act by the City. Furthermore, the applicant agrees that in the event that the City is required to take legal action in order to effect recovery of any of the expenses incurred by the City from the undersigned, the City shall be entitled, in addition to principle and interest, to recover its reasonable attorney's fees incurred in collecting said sums from the undersigned.

Applicant Signature  **Dated** 07.23.2026

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

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

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

Property Owner Signature  **Dated** _____

Meeting Date: 08/24/2026

CITY OF HAM LAKE
STAFF REPORT

To: Planning Commission

From: Matt Holzworth, City Planner

Subject: Conditional Use Permit for PK Autobody at 13408 Highway 65 NE, Unit #110

Introduction:

Mr. Kendysh is requesting a Conditional Use Permit to operate PK Autobody, a light automotive repair business, at 13408 Highway 65 NE.

Conditions for this permit can be similar to previously issued CUP's at this address on Highway 65 NE. The road easement on the north side of the building is the only access to 13414 Highway 65 NE parcel. I do not recommend allowing more than the two parking stalls in front of Unit #110. Additional parking is found on the parking map provided by the applicant to the south of the building. The parking that is allowed in that area should be employee or customer parking only. The applicant indicated that the business is owner-operated and currently has one employee. The proposed business hours are Monday through Saturday from 7:00 A.M. to 9:00 P.M. This parcel is zoned Commercial District Tier 1 (CD-1). An autobody shop is permitted as a conditional use in this zoning district. No additional landscaping, parking, lighting or trash enclosures are proposed.

Discussion: This information is provided for commission consideration and discussion.

Staff Recommendation: City staff are recommending approval of the application to operate a light auto mechanical repair shop out of 13408 Highway 65 NE Unit #110 with the following conditions:

- No motor vehicle sales
- Allocating a total of three parking spaces; All parking to be on approved surfaces in designated areas as shown on the site plan: one in front of the suite the business is renting and 2 in the fenced in area.
- A maximum of one other employee
- All fluids to be contained and disposed of according to County and State requirements.
- All repairs to be done inside the building – repairs include general auto maintenance and mechanical work such as replacing breaks, headlights, and bulbs.

- No bodywork or painting of vehicles at this location.
- No outdoor storage of any kind is permitted. All automotive parts must be stored indoors.
- All hours of operation must be between Monday through Saturday 7:00 A.M. to 9:00 P.M.
- Security lighting required.
- All City, County, and State requirements are met for an auto body shop.

To Whom It May Concern,

I am submitting the following information regarding PK Autobody LLC in support of my Conditional Use Permit application.

PK Autobody LLC is a small automotive repair business specializing in light collision repair. The primary services include replacing damaged vehicle parts with new parts, as well as performing the necessary disassembly and reassembly during the repair process. The business does not perform major mechanical repairs.

All work is performed entirely inside the leased unit located at:

PK Autobody LLC

13408 Highway 65 NE, Suite 110

Ham Lake, MN 55304

Business hours are:

Monday through Saturday

7:00 AM – 9:00 PM

The business is owner-operated and currently has one employee.

All scrap metal generated during repairs is disposed of in a designated dumpster located within the property's enclosed parking area.

PK Autobody LLC does not store, service, or dispose of automotive fluids such as engine oil, coolant, transmission fluid, fuel, or other hazardous vehicle liquids.

The business is committed to maintaining a clean, safe, and professional operation while complying with all applicable city regulations.

Thank you for your time and consideration.

Sincerely,

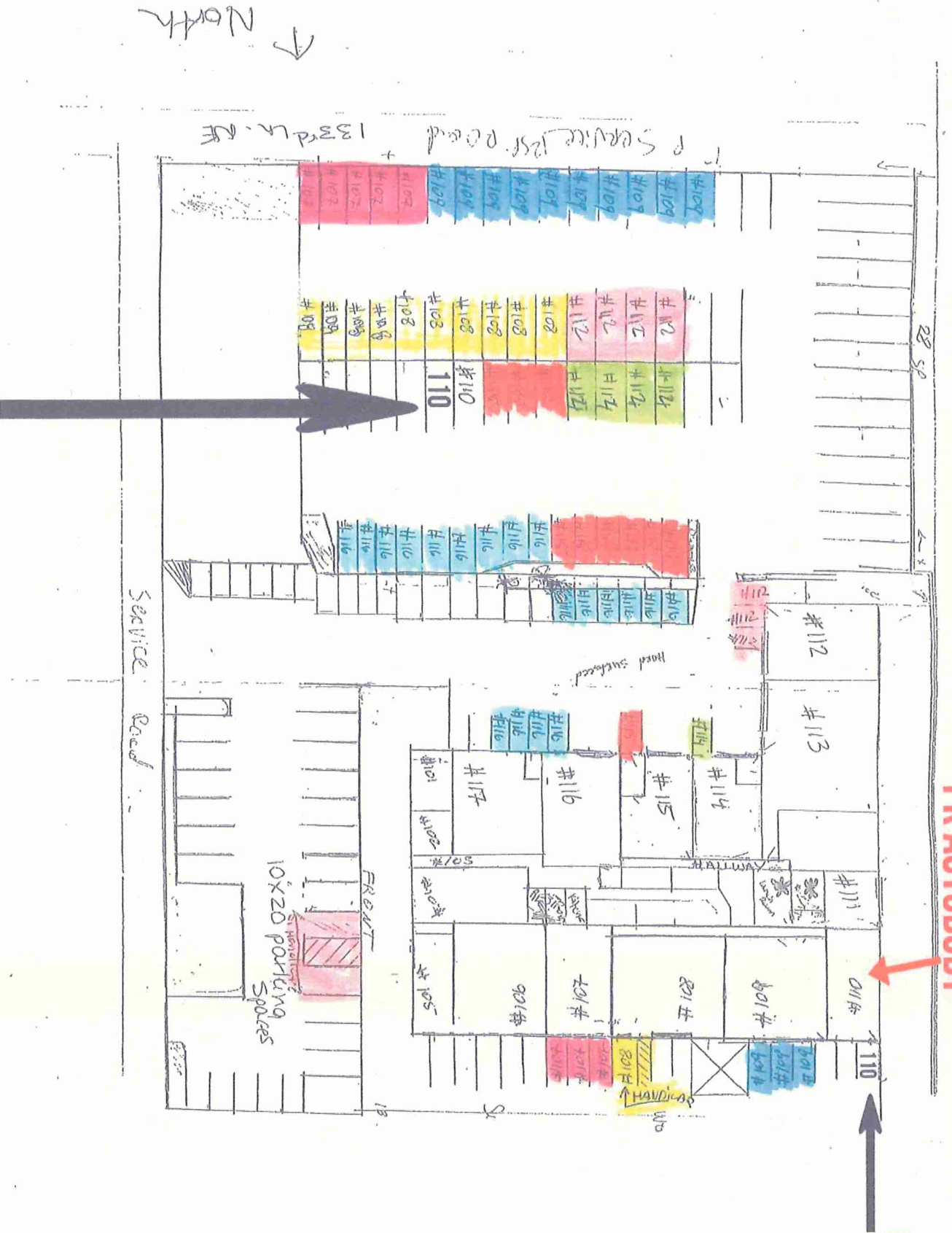
Piotr Kendysh

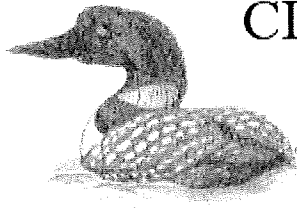
Owner, PK Autobody LLC

PK AUTOBODY

PARKING SPACE,
9FT X 20FT

2 PARKING SPACES, 9FT X 20FT EACH





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

TAKE NOTICE, that pursuant to the requirements of Minnesota Law, a public hearing shall be held before the Ham Lake Planning Commission on Monday, August 24, 2026 at 6:01 p.m. at the City Hall located at 15544 Central Avenue NE, for the purpose of considering the application of Piotr Kendysh requesting a Conditional Use Permit to operate PK Autobody at 13408 Highway 65 NE, such land situated in the City of Ham Lake, Anoka County, Minnesota and which is described as follows to wit:

32-32-23-34-0005

THAT PRT OF N 1/2 OF SE 1/4 OF SW 1/4 OF SEC 32 TWP 32 RGE 23 DESC AS FOL, BEG AT SE COR OF N 1/2 OF SD 1/4 1/4, TH N ALG E LINE 118 FT TO POB, TH W 369 FT, TH N 69 FT, TH E 369 FT, TH S 69 FT TO POB, EX RD SUBJ TO EASE OF REC

32-32-23-34-0006

THAT PRT OF N 1/2 OF SE 1/4 OF SW 1/4 OF SEC 32 TWP 32 RGE 23 DESC AS FOL, BEG AT SE COR OF N 1/2, TH N 118 FT ALG E LINE, TH W 369 FT, TH S 118 FT, TH E 369 FT TO POB, EX RD SUBJ TO EASE OF REC

32-32-23-34-0039

LOTS 13, 14, & 15 BLK 1 LARSON ADD, EX RD SUBJ TO EASE OF REC

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

DATED: August 10, 2026

Matt Holzworth
City Planner
City of Ham Lake

See back side for location map →



Property Owner	PIN	Address	City
MAJESTIC OAKS RESIDENTIAL ASSN	PIN: 32-32-23-33-0064	830 W MAIN ST	ANOKA, MN 55303
SCHMIT, KATHARINE RAE	PIN: 32-32-23-34-0022	1311 133RD LN NE	HAM LAKE, MN 55304
REB PROPERTY LLC	PIN: 32-32-23-34-0005	364 R C THOMPSON RD	CHESNEE, SC 29323
OASIS LIFE LLC	PIN: 32-32-23-34-0045	11651 DAVENPORT ST NE	BLAINE, MN 55449
WOODARD JAMES D & RENEE L	PIN: 32-32-23-34-0021	1301 133RD LN NE	ANOKA, MN 55304
ARCHWAY PROPERTIES LLC	PIN: 32-32-23-34-0042	78 167TH LN NW	ANDOVER, MN 55304
ANOKA COUNTY OF	PIN: 32-32-23-43-0005	1440 BUNKER LK BLVD NW	ANDOVER, MN 55304
GNAT JOEL	PIN: 32-32-23-34-0023	16824 HASTINGS ST NE	HAM LAKE, MN 55304
LARSON JOHN T	PIN: 32-32-23-34-0036	13340 CENTRAL AVE NE	ANOKA, MN 55304
ENTSMINGER ENTERPRISES LLC	PIN: 32-32-23-34-0040	14916 CENTRAL AVE NE	HAM LAKE, MN 55304
K & S PARTNERSHIP	PIN: 32-32-23-34-0038	3611 ADAIR AVE N	CRYSTAL, MN 55422
COPART OF CONNECTICUT INC	PIN: 32-32-23-42-0006	14185 DALLAS PKWY STE 300	DALLAS, TX 75254
MCKEEMAN CHAD F	PIN: 32-32-23-34-0020	1261 133RD LN NE	HAM LAKE, MN 55304
BLANDING INVESTMENTS LLC	PIN: 32-32-23-34-0074	13414 HWY 65 NE	HAM LAKE, MN 55304
65 HOLDINGS LLC	PIN: 32-32-23-34-0041	299 COON RAPIDS BD NW	COON RAPID, MN 55433
REB PROPERTY LLC	PIN: 32-32-23-34-0039	364 R C THOMPSON RD	CHESNEE, SC 29323
HORNING TRUSTEE BRICE J	PIN: 32-32-23-34-0037	1310 133RD LN NE	HAM LAKE, MN 55304
HANSON, TRUSTEE, MARY G	PIN: 32-32-23-34-0067	13461 BUCHANAN ST NE	HAM LAKE, MN 55304
REB PROPERTY LLC	PIN: 32-32-23-34-0006	364 R C THOMPSON RD	CHESNEE, SC 29323
BLANDING INVESTMENTS LLC	PIN: 32-32-23-34-0024	13414 HWY 65 NE	HAM LAKE, MN 55304
ANOKA COUNTY OF	PIN: 32-32-23-43-0025	1440 BUNKER LAKE BLVD	ANDOVER, MN 55304
STONE HARSTAD INC	PIN: 32-32-23-43-0024	2181 107TH LN NE	BLAINE, MN 55449