



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, SEPTEMBER 22, 2025

CALL TO ORDER: 6:00 p.m.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES: September 8, 2025

PUBLIC HEARING:

6:01 p.m. Adam Bradley of Enthusiast Car Co., requesting a Conditional Use Permit to operate an automobile repair shop at 1353 172nd Lane NE.

NEW BUSINESS:

1. None

COMMISSION BUSINESS:

1. City Council Update

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

The Ham Lake Planning Commission met for its regular meeting on Monday, March 10, 2025, in the Council Chambers at Ham Lake City Hall located at 15544 Central Avenue NE in Ham Lake, Minnesota.

MEMBERS PRESENT: Commissioners Brian Pogalz, Kyle Lejonvarn, Dave Ringler, Jeff Entsminger, David Ross, and Erin Dixon

MEMBERS ABSENT: Commissioner Jonathan Fisher

OTHERS PRESENT: City Engineer Dave Krugler and Building and Zoning Clerk Jennifer Bohr

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

PLEDGE OF ALLEGIANCE:

The pledge of allegiance was recited by all in attendance.

APPROVAL OF MINUTES:

Motion by Lejonvarn, seconded by Dixon, to approve the minutes of the August 25, 2025, Planning Commission meeting as written. All present in favor, motion carried.

NEW BUSINESS:

Adam Bradley of Enthusiast Car Co., requesting Commercial Site Plan approval to construct a 96' X 93' parking lot at 1353 172nd Lane NE (Lot 1, Block 1, Landborg Industrial Park)

Mr. Adam Bradley was present. Mr. Bradley stated he would like to construct a larger parking lot for used car sales. Commissioner Entsminger completed the inspection, a copy which is on file. Commissioner Entsminger stated Mr. Bradley has made significant improvements to the property; the proposed parking lot will be to the north of the existing building and the parking lot will be in an area currently covered by grass. There was discussion about the information provided related to a secondary septic location. Chair Pogalz asked Mr. Bradley if he had read the memo from Building Official Jones. Mr. Bradley stated he had. **Motion by Entsminger, seconded by Ringler, to recommend approval of the request of Adam Bradley, of Enthusiast Car Co., for Commercial Site Plan approval to construct a 96' X 93' parking lot at 1353 172nd Lane NE subject to obtaining approval of the parking lot layout before starting construction of the parking lot, striping the parking lot and maintaining the striping on the lot, installing**

security lighting per Article 9-220.1(g), completely screening trash containers from view per Article 9-220.1(f) and 9-220.6(b)(i), meeting all requirements of Article 7-900 for Motor Vehicle Sales and meeting all City, County and State requirements. All present in favor, motion carried. *This application will be placed on the City Council's Monday, September 15, 2025, agenda.*

Chair Pogalz stated the applicant currently does not have a Conditional Use Permit (CUP) to perform automobile repair; does the motion need to include a condition stating the parking lot can only be constructed once a CUP is obtained. Building and Zoning Clerk stated Mr. Bradley intends to use the new parking lot to park used vehicles he will have for sale; the city has issued a Motor Vehicle Sales Lot License to Mr. Bradley as used vehicles sales is a permitted use in the I-P (Industrial Park) zoning district. Building and Zoning Clerk Bohr stated the location has been used for automobile service and repair in the past. Building and Zoning Clerk Bohr stated Mr. Bradley's CUP request will be reviewed at the next meeting. Building and Zoning Clerk Bohr stated staff supports Mr. Bradley's request for a CUP. It was determined the motion did not need to be amended.

OLD BUSINESS:

Darren Lazan of Landform Professional Services, LLC, on behalf of Jason Osberg, JD Ham Lake Holdings, 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 Kohler Farms, a 43-lot single family residential development in Section 13. (Tabled August 25, 2025)

Mr. Darren Lazan and Mr. Jason Osberg were present. Chair Pogalz stated the Planning Commission tabled this project to allow the developer to finalize the grading plan, ensure all lots meet the one-foot soil separation requirements required by City Code, obtain Coon Creek Watershed District (CCWD) approval and to meet other engineering requirements. Chair Pogalz asked Engineer Krugler to comment. Engineer Krugler stated the plans have been modified to meet engineering requirements and the buildings are now at the required height to meet soil separation requirements. Engineer Krugler stated an outlot has been created on the western edge of the plat to avoid disturbing DNR classified endangered plants. Engineer Krugler stated the outlot will need to be combined with adjacent property; proof of conveyance of the outlot and recording of the lot combination request with Anoka County is required before any building permits will be issued. Commissioner Lejonvarn asked if any lots will be custom graded lots. Engineer Krugler stated the plans show three lots that will have custom grading. Chair Pogalz asked if CCWD could still require significant changes. Engineer Krugler stated the development is a drainage sensitive use due to adjacent farmland, however, due to the size of the proposed ponds, he does not see an issue with the developer meeting this requirement. Engineer Krugler stated the city has not yet received comments from the US Army Corps of Engineers (USACE). Engineer Krugler stated he does not anticipate any plan changing comments from the USACE. **Motion by Ringler, seconded by Lejonvarn, 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 Kohler Farms, a 43-lot single family residential development in Section 13, as requested by Darren Lazan of Landform Professional Services, LLC, on behalf of Jason Osberg, JD Ham Lake Holdings, LLC, subject to meeting the requirements of the**

Coon Creek Watershed District (CCWD) and the Anoka County Transportation Division, no land disturbance or dewatering is to be performed until a CCWD and NPDES permit is obtained, meeting the requirements of the City Engineer and meeting all City, County and State requirements. All present in favor, motion carried.

COMMISSION BUSINESS:

City Council Update

Chair Pogalz informed the Commissioners that the City Council concurred with the Commission's recommendations to approve the amendment to the CUP for North Country RV, a CUP for Exotic Automotives LLC and the final plat of Elwell Farms. There will not be a Planning Commissioner present at the September 15, 2025, City Council meeting.

ADJOURNMENT:

Motion by Dixon, seconded by Ringler, to adjourn the Planning Commission meeting at 6:16 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: September 22, 2025

INSPECTION ISSUED TO: Jeff Entsminger

APPLICANT/CONTACT: Adam Bradley

TELEPHONE NUMBER: 763-269-1307

BUSINESS/PLAT NAME: Enthusiast Car Co.

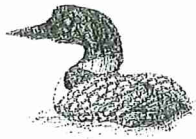
ADDRESS/LOCATION OF INSPECTION: 1353 172nd Ln NE

APPLICATION FOR: Conditional Use Permit

RECOMMENDATION: _____

DATE: _____

PLANNING COMMISSIONER SIGNATURE: _____



CITY OF HAM LAKE

PLANNING REQUEST

15544 Central Avenue NE

Ham Lake, MN 55304

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

Date of Application 8.22.25

Date of Receipt 8.22.25

Receipt # 103501/103502 Amount \$400/750

Meeting Appearance Dates:

Planning Commission 9-8-25-CSP City Council 9-15-25-CSP
9-22-25-CVP

Please check request(s):

- | | |
|---|---|
| ☐ Metes & Bounds Conveyance | ☒ Commercial Building Permit (9-8-25) |
| ☐ Sketch Plan | ☐ Certificate of Occupancy |
| ☐ Preliminary Plat Approval* | ☐ Home Occupation Permit |
| ☐ Final Plat Approval | ☒ Conditional Use Permit (New)* (9-22-25) |
| ☐ Rezoning* | ☐ Conditional Use Permit (Renewal) |
| ☐ Multiple Dog License* | ☐ 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: Enthusiast Car Co.

Address/Location of property: 1353 172nd LN NE Ham Lake, MN 55304

Legal Description of property: _____

PIN # _____ Current Zoning IP Proposed Zoning _____

Notes: Request to construct asphalt parking lot + CUP for auto repair

Applicant's Name: Adam Bradley

Business Name: Enthusiast Car Co.

Address 1353 172nd LN NE

City Ham Lake State MN Zip Code 55304

Phone 763 269 1307 Cell Phone _____ Fax _____

Email address _____

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

SIGNATURE [Signature] DATE 8.22.25

- FOR STAFF USE ONLY -

ACTION BY: Planning Commission CSP 9/8/25 / CVP PROPERTY TAXES CURRENT (YES) NO
City Council CSP Any Active/Deferred Assessments YES NO

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, September 22, 2025 at 6:01 p.m. at the City Hall located at 15544 Central Avenue NE, for the purpose of considering the application of Adam Bradley, of Enthusiast Car Co., requesting a Conditional Use Permit to operate an automobile repair shop, at 1353 172nd Lane NE, such land situated in the City of Ham Lake, Anoka County, Minnesota and which is described as follows to wit:

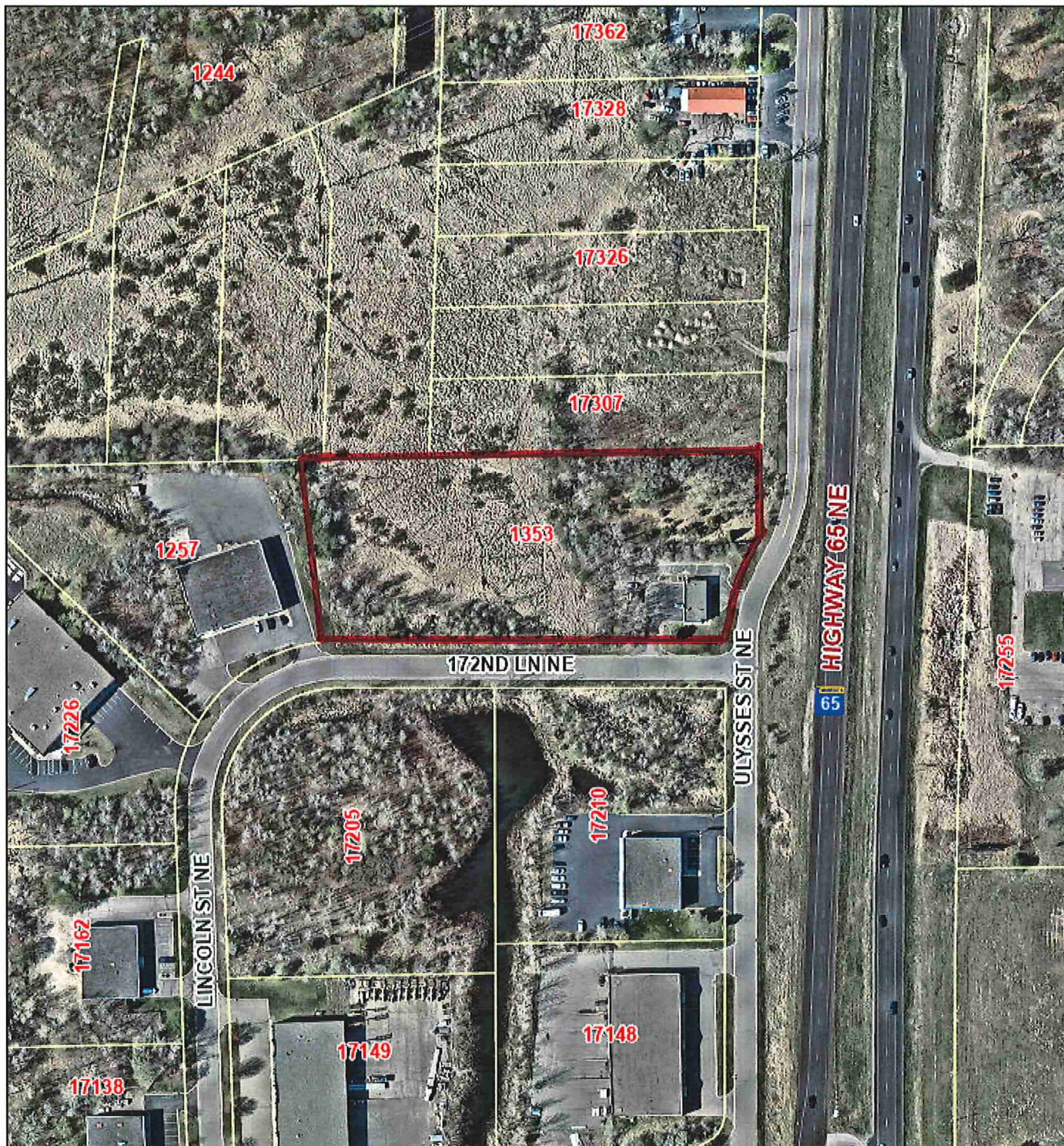
LOT 1 BLOCK 1 LANDBORG INDUSTRIAL PARK

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

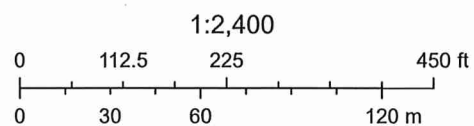
DATED: September 12, 2025

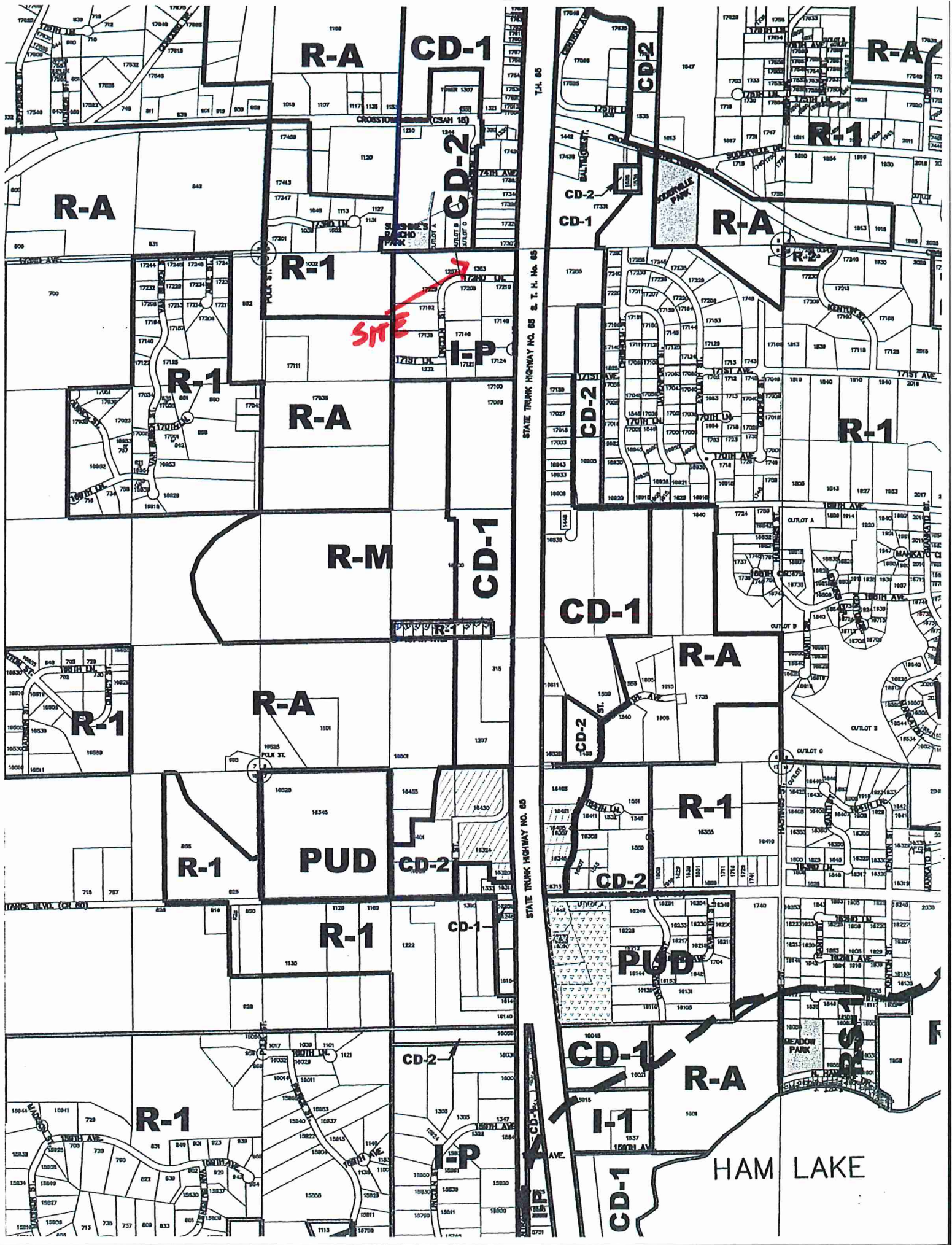
Jennifer Bohr
Building and Zoning Clerk
City of Ham Lake

ArcGIS Web Map



9/5/2025, 7:39:57 AM





September 22, 2025

CITY OF HAM LAKE

STAFF REPORT

To: Members of the Planning Commission

From: Mark Jones, Building Official

Subject: Conditional Use Permit for Enthusiast Car Co. at 1353 172nd Lane NE

Introduction/Discussion:

Enthusiast Car Co. is requesting a Conditional Use Permit (CUP) for auto repair. The property is in the I-P (Industrial Park) zoning district, and per Article 9-220.6(d), the property owner must apply for a CUP to do auto repair at this location. Enthusiast Car Co. will provide light-duty mechanical repair and maintenance services such as oil changes, brake service, minor suspension work, basic diagnostics and engine-related services, battery, filter and belt replacements, performance bolt-on part installation, wheel/tire swaps and seasonal changeovers to the public and internal repair and prep services for vehicles purchased for resale onsite. (Enthusiast Car Co. has been issued a city Motor Vehicle Sales Lot License) Enthusiast Car Co. will employ one full-time mechanic. Hours of operation are stated to be Monday through Friday from 7:00 am to 4:00 pm. Service will be provided, by appointment only, to two outside customers per day. Vehicle sales will also be by appointment only to minimize customer traffic.

Recommendation:

I recommend approval of the Conditional Use Permit (CUP) for Enthusiast Car Co. with the following conditions:

1. Auto repair be limited to vehicle maintenance and mechanical repair only. No auto-body repair allowed.
2. No outside storage of liquids, tires, parts, etc.
3. All repair work needs to be done inside the building.
4. All fluids are to be contained and disposed of according to State and County requirements.
5. That all auto sales activities be kept separate from the auto repair, and all requirements of Article 7-900 be adhered to for auto sales.
6. Business hours, of Monday through Friday 7:00 am to 4:00 pm.
7. Meeting all City, County, and State requirements.



Business Narrative – Enthusiast Car Co.

1353 172nd Lane NE, Ham Lake, MN

Phone: (763) 269-1307

Email: adam@ecarcomn.com

Hours: Monday–Friday, 7:00 AM to 4:00 PM

Owner: Adam Bradley

Business Type: Automotive Service & Retail Sales

Number of Employees: 1 Full-Time Mechanic (W-2)

Business Description

Enthusiast Car Co. is an automotive service and retail operation located at 1353 172nd Lane NE in Ham Lake, MN. The business provides light-duty mechanical repair and maintenance services to the public, along with internal repair and prep services for vehicles that are bought and sold on-site.

The facility includes two lift bays:

- One bay is dedicated to light mechanical services for customers.
- One bay is reserved for servicing and preparing dealer-owned inventory for resale.

The shop is staffed by one full-time ASE-certified mechanic, capable of completing approximately two customer vehicles per day. This allows for high-quality, detailed work and supports internal service needs for retail inventory.

All services and sales are limited to passenger vehicles only. We do not service or sell commercial vehicles, RVs, trailers, or heavy-duty trucks.

Scope of Services

- Oil changes and fluid flushes
- Brake service and minor suspension work
- Basic diagnostics and engine-related services
- Battery, filter, and belt replacements
- Performance bolt-on part installation
- Wheel/tire swaps and seasonal changeovers

No heavy engine or transmission work is performed on-site. There is no fabrication or bodywork performed. All work is completed during operating hours, and vehicles are stored indoors or within designated outdoor parking during business hours.

Customer Volume & Traffic

- The shop services up to 2 outside customers per day, Monday through Friday.
- This limited volume helps reduce traffic impact on the area.
- Appointments are scheduled in advance; there are no walk-in or emergency services.
- Vehicle test drives (when applicable) are conducted on local roads within legal and safe limits.

Retail Vehicle Sales

In addition to mechanical work, the business also buys and sells enthusiast-style and performance passenger vehicles. All vehicles are prepped on-site and listed for sale online. Vehicle sales are by appointment only and handled entirely on the property.

Proposed Lower Lot – Vehicle Sales Parking

Enthusiast Car Co. proposes the development of a 90' x 90' lower lot located on the property to accommodate vehicle inventory for sale. The lot will be designed for efficient parking, organized layout, and safe customer access.

Each parking stall will measure 9 feet in width by 20 feet in length, which aligns with industry standards for passenger vehicle parking. A central 20-foot-wide drive aisle will provide safe and convenient circulation for both employees and customers.

With these dimensions, the lot can accommodate approximately 30–35 passenger vehicles, depending on final striping and circulation layout.

This designated sales area will:

- Keep dealer-owned vehicles organized and separate from customer service vehicles.
- Provide clear space for customer parking and viewing of vehicles.
- Maintain a professional and efficient appearance.
- Reduce congestion in and around the main service bays.

The lower lot will be maintained with appropriate surfacing, striping, and signage to ensure a clean and safe layout for both employees and customers.

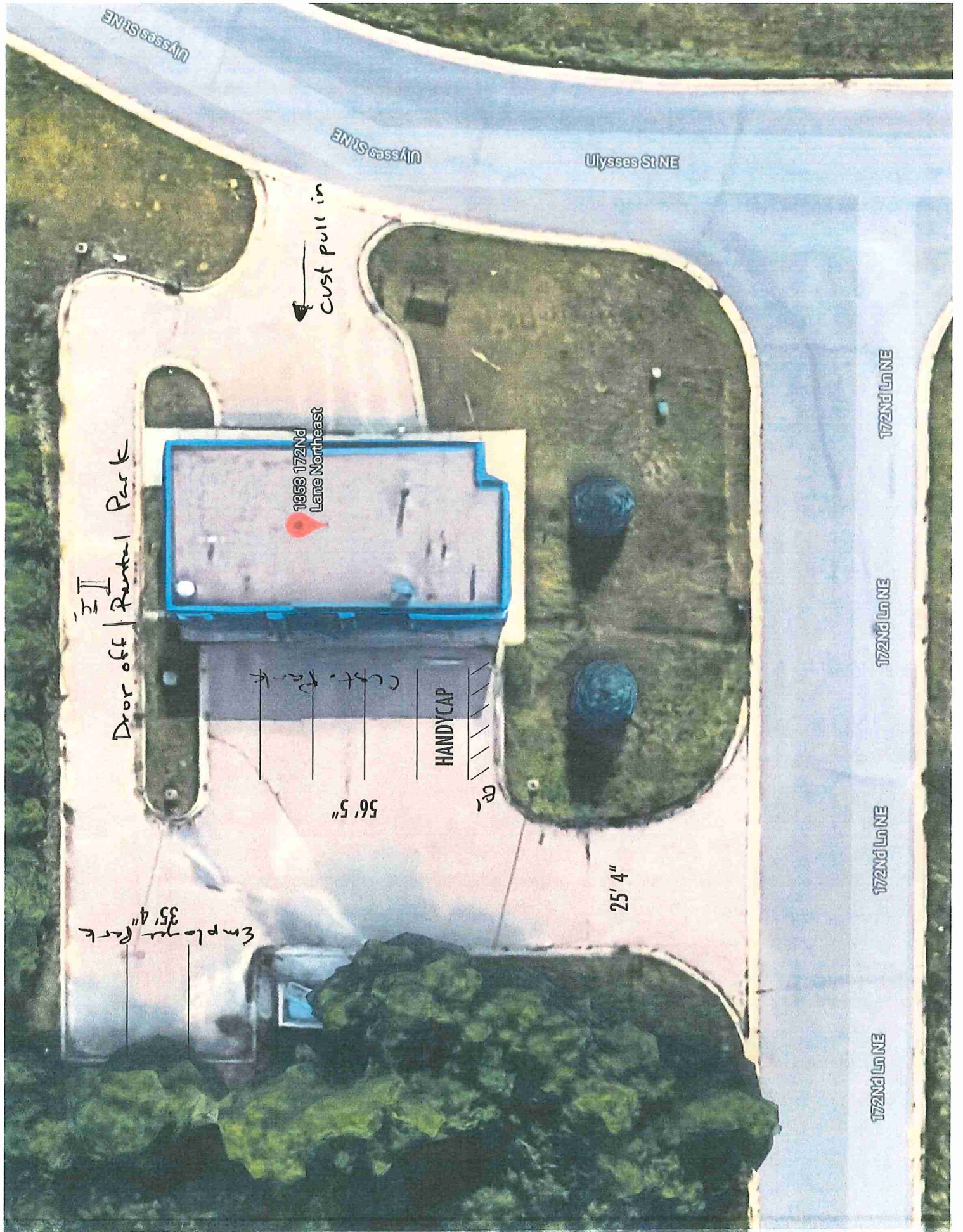
Noise, Waste, and Environmental Controls

- Normal shop noise (e.g., pneumatic tools) is limited to business hours only.
- Used oil and fluids are collected and disposed of by a certified waste hauler.
- No painting or hazardous chemical use occurs on-site beyond standard lubricants and cleaners.
- The business complies with all relevant environmental and zoning requirements.

Conclusion

Enthusiast Car Co. is a low-traffic, specialty automotive shop that offers light repair and maintenance for the Ham Lake community while maintaining a small, focused car resale

operation. Our intent is to contribute to the local economy, offer reliable service, and create minimal disruption to the surrounding area.



Drop off Rental Park

Drop off Rental Park

1353 172Nd Lane Northeast

HANDYCAP

56' 5"

25' 4"

cust pull in

172Nd Ln NE

172Nd Ln NE

172Nd Ln NE

172Nd Ln NE

Ulysses St NE

Ulysses St NE

Ulysses St NE