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, NOVEMBER 9, 2026

CALL TO ORDER: 6:00 p.m.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES: October 12, 2026

PUBLIC HEARING:

6:01 p.m. Lawrence Greenfield, requesting a Conditional Use Permit to operate an automotive repair shop located at 13603 Johnson Street NE

NEW BUSINESS:

1. Lawrence Greenfield, requesting Commercial Site Plan approval to construct a 2,000 square foot building for an automotive repair shop located at 13603 Johnson Street NE
2. Jesse Neumann, requesting Sketch Plan Approval for Elwell Farms Expansion (3 Single-Family residential lots and one Outlot) in Section 36

COMMISSION BUSINESS:

1. City Council Update

CITY OF HAM LAKE

15544 Central Avenue NE
Ham Lake, Minnesota 55304
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CITY OF HAM LAKE
PLANNING COMMISSION MINUTES
MONDAY, OCTOBER 12, 2026

The Ham Lake Planning Commission met for its regular meeting on Monday, October 12, 2026, in the Council Chambers at Ham Lake City Hall located at 15544 Central Avenue NE in Ham Lake, Minnesota.

MEMBERS PRESENT: Commissioners Brian Pogalz, Dave Ringler, Jeff Entsminger, Lorrie Albers, and Erin Dixson

MEMBERS ABSENT: Commissioners Kyle Lejonvarn and Michael Frid

OTHERS PRESENT: City Planner, Matt Holzworth and City Engineer, Dave 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 Dixson, seconded by Entsminger, to approve the minutes of the August 24, 2026 Planning Commission meeting as written. All present in favor, motion carried.

PUBLIC HEARING:
Kennedy Okonkwo of Relief Auto LLC, requesting a Conditional Use Permit for an automotive repair shop and site plan approval to operate a motor vehicle sales lot located at 1354 McKay Drive NE

Mr. Okonkwo was present and stated that he is requesting a Conditional Use Permit for an automotive vehicle repair shop and motor vehicle sales lot approval at 1354 McKay Drive NE. The applicant stated that a surveyor was required to complete a survey of the property and was unaware that approval of the permit was required before conducting business at the property.

Chair Pogalz stated that he was assigned to do the inspection. Chair Pogalz stated that there is an existing commercial building on the property and that an enclosed garbage area has been put into place with a vinyl white fence. Chair Pogalz stated that the asphalt shown on the survey would allow for some cars for sale and the other parking areas are currently not installed as pending conditional approval. Chair Pogalz stated that he has some concerns regarding the parking area marked near the south of the property on survey for cars that need repair. Chair Pogalz stated that

there was some existing screening along the property line, but that it is recommended additional screening and surfacing be installed. Chair Pogalz stated that the site has formerly been used for automotive repairs. Chair Pogalz asked if there were any additional questions about the inspection conducted at the site before opening the public hearing.

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

Kirk Wiener, 1333 McKay Drive NE, Ham Lake, MN, expressed concerns about the existing lighting attached to the fade outside of the building.

Chair Pogalz stated that he understood the on-going lighting pollution and that he would be recommending that the existing lighting be replaced, not modified.

Alina Sciorrotta, 1319 McKay Drive NE, Ham Lake, MN, expressed concerns about the potential for additional traffic off of McKay Drive NE, and the potential security concerns.

Karen Wiener, 1333 McKay Drive, NE, Ham Lake, MN, expressed concerns about the existing lighting and if there will be an increase in the number of vehicles on the site.

Chair Pogalz stated that the application is for auto sales and automotive work and that the current request is to allow them to pave those spots for display and to approve of the proposed parking spaces. Chair Pogalz stated that he does not see this adding additional traffic to the site and referenced that the property has been used for automotive work and an electrical business prior to the current ownership.

Chair Pogalz asked for further comment and with there being none, closed the public hearing at 6:27 p.m.

Chair Pogalz included additional comments that this property is zoned Commercial District Tier 2 (CD-2) and that this is an allowable use within the zoning district as a Conditional Use Permit. Chair Pogalz confirmed with City Planner Holzworth that the city does not do annual reviews of Conditional Use Permits, but if there are violations, a Conditional Use Permit can be reviewed on a case-by-case basis.

Motion by Pogalz, seconded by Entsminger, to recommend approval of the request of Kennedy Okonkwo requesting a Conditional Use Permit to operate Relief Autobody, an auto repair shop and site plan approval to operate a motor vehicle sales lot at 1354 McKay Drive NE, with the following conditions:

1. **All parking must be maintained on-site. Driveways and Fire lanes are to be maintained. Allocating eight (8) parking spaces, including one (1) designated handicap spot. Also designating a minimum of five (5) parking spaces for display of vehicles for sale. All spaces to be on hard surfaces and striped.**
2. **Parking and driving isles to area for cars waiting to be worked on must be surfaced with a minimum of class 5 material.**

3. **Parking area for cars waiting to be worked on must be screened. Current tree cover and fence sections are to be reviewed with the City Building Official to meet conformance with City Code.**
4. **A revised site plan to be drafted, submitted to the city, and approved by the City Building Official shall become a permanent part of the file.**
5. **Allowing one additional employee.**
6. **All work and repairs to be done inside the building including, but not limited to general auto maintenance, mechanical work including replacing brakes, headlights, bulb, body work, cleaning and detailing.**
7. **No automobile painting on-site**
8. **No outside storage of any kind is permitted. All automotive parts must be stored indoors.**
9. **All refuse containers shall be stored in a location that is completely screened from outside view. All fluids and hazardous materials shall be stored and disposed of according to County and State requirements.**
10. **Hours of operation: Open to the public Monday through Sunday, 9:00 a.m. to 6:00 p.m. Any work not involving the public is limited to inside the building area only and from 9:00 a.m. to 10:00 p.m.**
11. **Any security lighting is required to meet the 4-foot candle meter reading as measured at the residential property line. Existing lights that are non-conforming shall be replaced.**
12. **Motor vehicle sales lot licenses must be obtained and maintained through the State of Minnesota and the City of Ham Lake.**
13. **No on-street parking is allowed.**
14. **Must meet all City, County and State requirements.**

All present in favor, motion carried.

NEW BUSINESS:

T.E.S. Construction requesting Sketch Plan approval for Acre Hills, a 2-lot Single-Family Residential (R-1) and Rural Single Family (R-A) development in Section 23.

Jason Rud, E.G. Rud was present and stated that the applicant is looking to build a new home on Lot 2. Mr. Rud stated that Lot 2 will have frontage on 155th Avenue NE. Mr. Rud stated that a wetland delineation has been completed and that there have been soil borings done to confirm livability for a future septic area and other livability standards as required by the city.

Chair Pogalz asked City Engineer Krugler to give highlights from his provided memo. City Engineer Krugler stated that the existing lot is 31 acres and that the applicant is looking to split into two parcels. They are looking to keep the larger parcel zoned as R-A and the new lot to be rezoned to R-1. City Engineer Krugler stated that he had confirmed with the Public Works Superintendent and that the city is looking for money in lieu of the parkland. City Engineer Krugler stated that there are no road improvements required for this plat.

Motion by Pogalz, seconded by Entsminger, to recommend approval of the sketch plan as presented by T.E.S. Construction for Acre Hills, an R-1 (single family residential) / R-A (rural single family residential) minor two lot plat subject to taking money in lieu of parkland, rezoning Lot 2 to R-1 (Single-Family Residential), and subject to meeting the requirements of the City Engineer and all State, County and City requirements. All present in favor, motion carried.

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 October 19, 2026, meeting.

ADJOURNMENT:

Motion by Dixson, seconded by Entsminger, to adjourn the Planning Commission meeting at 6:38 p.m. All present in favor, motion carried.

_____

Matt Holzworth, City Planner



RECEIVED
SEP 23 2026
By: .....

CITY OF HAM LAKE

15544 Central Avenue NE
Ham Lake, MN 55304
(763) 434-9555 info@hamlakemn.gov

PLANNING REQUEST

Date of Application 9/9/2026 Date of Receipt 9/23/26

Receipt # 0107438, 437

Amount $ 2,000

Meeting Appearance Dates:

Planning Commission 11/09/2026 City Council 11/16/2026

Please check request(s):

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

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

Development/Business Name: ROADSTAR AUTO

Address/Location of property: 13603 JOHNSON ST. NE

Legal Description of property: _____

PIN # _____ Current Zoning CD1 Proposed Zoning —

Notes: 40X60 X12' TALL GARAGE / CONST. NUMBER

Applicant's Name: LAWRENCE GREENFIELD

Business Name: BAREFOOT CONSTRUCTION

Address 7851 MARILYN DRIVE

City LINO LAKES State MN Zip Code 55014

Phone 612 791 2306 Email [illegible] .com

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

SIGNATURE _____ DATE 9/9/2026

****

- FOR STAFF USE ONLY -

Action By: Planning Commission _____ Property Taxes Current YES (NO)

City Council _____ Any Active/Deferred Assessments YES (NO)

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

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

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

3. ***The information you supply <u>will be public</u> 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: OWNER / BAREFOOT

DATE: 9/22/26

CITY OF HAM LAKE
ACKNOWLEDGMENT OF RESPONSIBILITY
TO REIMBURSE EXPENSES

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

Type of Application

acknowledges that the sum of $ 2,000 **, 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** 9/22/26

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

Imad Alfuraiji, **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: 11/09/2026

CITY OF HAM LAKE
STAFF REPORT

To: **Planning Commission**

From: **Matt Holzworth, City Planner**

Subject: **Conditional Use Permit for Roadstar Auto at 13603 Johnson Street NE**

Introduction:

Lawrence Greenfield is proposing to construct a 2,000 square foot garage at 13603 Johnson Street NE for the repairing of vehicles. This property is zoned Commercial Development 1 (CD-1). An automotive repair shop is a conditional use as defined in City Code Article **9-220.2 Commercial Development 1 (CD-1) Subd (c) Conditional Uses:**

Automobile Repair Shops (Passenger Vehicles, Pickup Trucks, ATVs, Snowmobiles, Motorcycles, Jet skis, Boats and other Marine Equipment).

This location will be used as a repair shop only with one maintenance bay. The building will be utilized for the storage of company trailers, tools, equipment, automotive parts, and materials. Hours of operation will be 7:00 a.m. and 6:00 p.m. Monday – Friday, with occasional weekend access as needed for project preparation and equipment loading. 2-6 employees are proposed. The facility is not for public access or public business for automotive sales, manufacturing, industrial production, or high-volume customer traffic.

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

Staff Recommendation: City staff is recommending approval of the Conditional Use Permit (CUP) to operate an automotive repair and maintenance building out of 13603 Johnson Street NE with the following conditions:

- No motor vehicle sales are allowed and public access to property is strictly prohibited. No motor vehicle sales license shall be permitted at this property.
- All parking and equipment are to be associated with the automotive repair business located at 13603 Highway 65 NE. Leasing of parking spaces, under any circumstance, is strictly prohibited.
- All parking to be in accordance with the approved site plan. Provided parking spaces to be paved 9 feet by 20 feet and striped before a building permit to construct the building and certificate of occupancy are issued by the Building and Zoning Official.

- A maximum of six employees.
- No outdoor storage, this includes liquids, tires, parts, etc. All automotive parts must be stored indoors.
- All existing screening shall be maintained at all times and meet the requirements of the Commercial District Tier 1.
- All repairs to be done inside the building – repairs include general auto maintenance and mechanical work such as equipment maintenance, automotive repair and maintenance, project preparation, material staging, administrative functions, and general business operations.
- All hours of operation must be between Monday through Friday 7:00 a.m. to 6:00 p.m. with limited weekend access as needed.
- No Conditional Use Permit or Certificate of Occupancy shall be issued to the applicant until all conditions of approval for the Conditional Use Permit have been fully met, inspected, and verified by the Building and Planning Department.
- All fluids are to be contained and disposed of according to City, County, and State requirements
- All property taxes must be current.
- Subject to meeting all City, County, and State requirements.

Narrative detail of business operations.

Roadstar Auto
13603 Johnson Street NE
Ham Lake, MN 55304

The proposed 40-foot by 60-foot detached commercial garage/shop will serve as a mechanic and repair shop and storage facility for Roadstar Auto. The building will be utilized for the storage of company-owned vehicles, trailers, tools, equipment, automotive parts, and materials. Activities within the building will include equipment maintenance, auto repair and maintenance, project preparation, material staging, administrative functions, and general business operations.

Occupancy is anticipated to be between 2 and 6 employees during normal business hours. Typical operating hours will be Monday through Friday between 7:00 a.m. and 6:00 p.m., with occasional weekend access as needed for project preparation and equipment loading.

The facility is not intended for any public access or public business for sales, manufacturing, industrial production, public assembly, or high-volume customer traffic. Limited quantities of auto-related materials, lubricants, paints, tools, and fuels may be stored in accordance with applicable fire and building code requirements.

Vehicle traffic will consist primarily of auction vehicles, dealer auto lot vehicles, employee vehicles, company trucks, and equipment trailers.

Wastewater generation will be limited to restroom facilities and employee use, with sanitary service provided through an approved holding tank system.

The proposed facility will provide an organized, secure, and code-compliant location for auto related repair and maintenance business operations while minimizing impacts to surrounding properties and maintaining compliance with all applicable local, state, and federal regulations.

Thank you.

CERTIFICATE OF SURVEY

~for~ BAREFOOT CONSTRUCTION
~of~ 13603 JOHNSON STREET NE
HAM LAKE, MN 55304

LEGEND

- DENOTES IRON MONUMENT FOUND
- DENOTES IRON MONUMENT SET, MARKED RLS #41578
- 905.0 DENOTES PROPOSED ELEVATION
- 1011.2 DENOTES EXISTING ELEVATION
- DENOTES DIRECTION OF DRAINAGE
- DENOTES WOOD HUB/METAL SPIKE AT 11 FOOT OFFSET (UNLESS OTHERWISE NOTED)
- DENOTES GAS METER
- DENOTES GUY WIRE
- DENOTES POWER POLE
- DENOTES SEPTIC MANHOLE
- DENOTES WELL
- DENOTES FENCE
- DENOTES EXISTING CONTOURS
- DENOTES OVERHEAD UTILITY
- DENOTES BITUMINOUS SURFACE
- DENOTES CONCRETE SURFACE

SURVEY NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 10/07/26, and 10/19/26.
- Bearings shown are on Anoka County datum.
- Parcel ID Number: 32-32-23-31-0020.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.

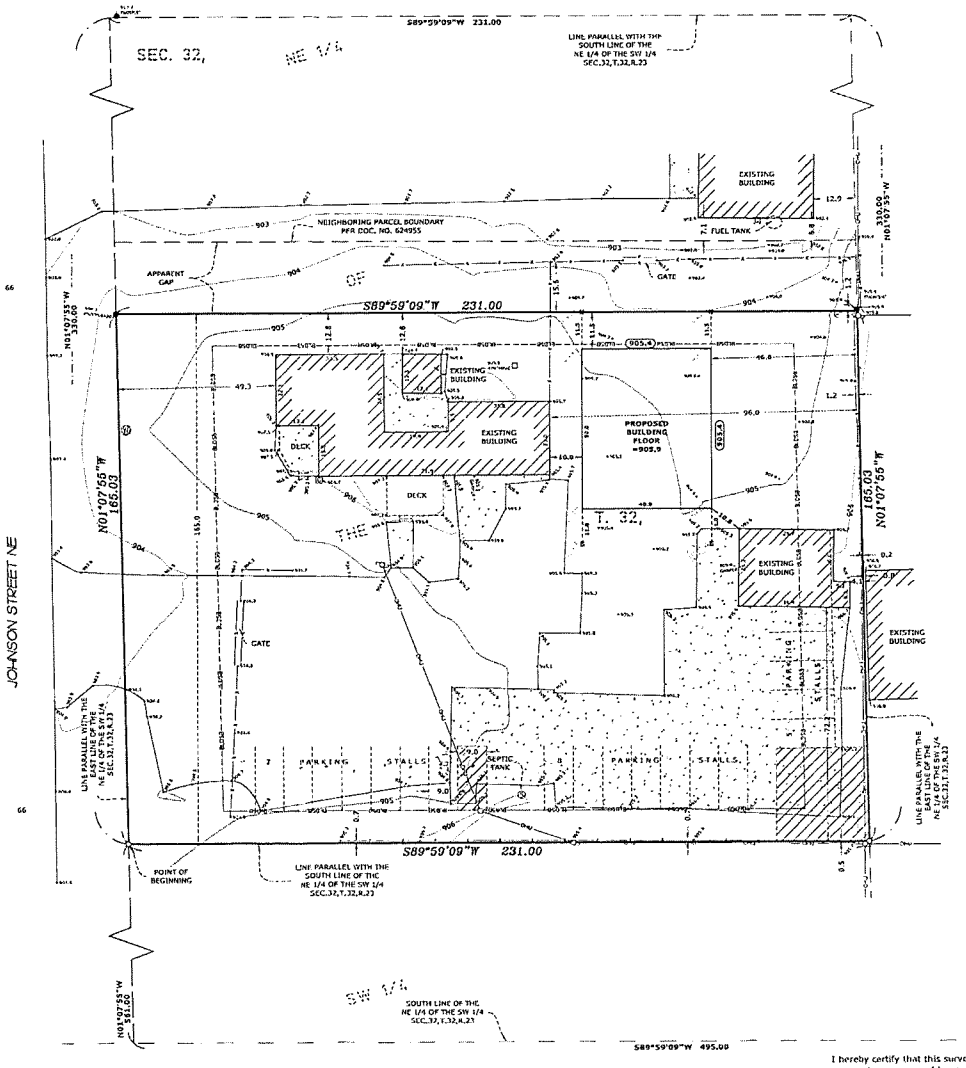
LEGAL DESCRIPTION

(PER DOC. NO. 2353383.001)

The South 165 feet of that part of the Northeast Quarter of the Southwest Quarter of Section 32, Township 32, Range 23, Anoka County, Minnesota, described as follows: Commencing at the Southeast corner of the Northeast Quarter of the Southwest Quarter; thence West along the South line of the Northeast Quarter of the Southwest Quarter 495 feet; thence North and parallel with the East line of said Northeast Quarter of the Southwest Quarter 561 feet to the point of beginning of the tract herein to be described; thence continuing along the same described course 330 feet; thence East and parallel with the South line of the Northeast Quarter of the Southwest Quarter 231 feet; thence South and parallel with the East line of the Northeast Quarter of the Southwest Quarter 330 feet; thence West and parallel with the South line of the Northeast Quarter of the Southwest Quarter 231 feet to the point of beginning.

BENCHMARK

BENCHMARK: MNDOT BENCHMARK 020BK
ELEVATION: 904.69 (NAVD88)



NORTH

GRAPHIC SCALE
20 0 10 20 40
1 INCH = 20 FEET

DIAG: 40.00 X 72.49 = 82.80

PROPOSED ELEVATIONS

TOP OF BUILDING FLOOR = 905.9

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

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

JASON E. RUD
Date: 10/30/2026 License No. 41578

DRAWN BY: RAF	JOB NO: 260951HS	DATE: 10-14-26
CHECK BY: RR	FIELD CREW: DT/CT	

NO.	DATE	DESCRIPTION	BY
1	10-20-26	ADDED FIELD INFO.	RAF
2	10-30-26	CITY COMMENTS	RAF
3			

260951HS

CERTIFICATE OF SURVEY

~for~ BAREFOOT CONSTRUCTION
~of~ 13603 JOHNSON STREET NE
HAM LAKE, MN 55304

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- 966.4 DENOTES EXISTING ELEVATION
- 966.0 DENOTES PROPOSED ELEVATION
- DENOTES GAS METER
- DENOTES GUY WIRE
- DENOTES POWER POLE
- DENOTES SEPTIC MANHOLE
- DENOTES WELL
- DENOTES FENCE
- DENOTES EXISTING CONTOURS
- DENOTES OVERHEAD UTILITY
- DENOTES BITUMINOUS SURFACE
- DENOTES CONCRETE SURFACE

SURVEY NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 10/07/26.
- Bearings shown are on Anoka County datum.
- Parcel ID Numbers 32-32-23-31-0020.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.

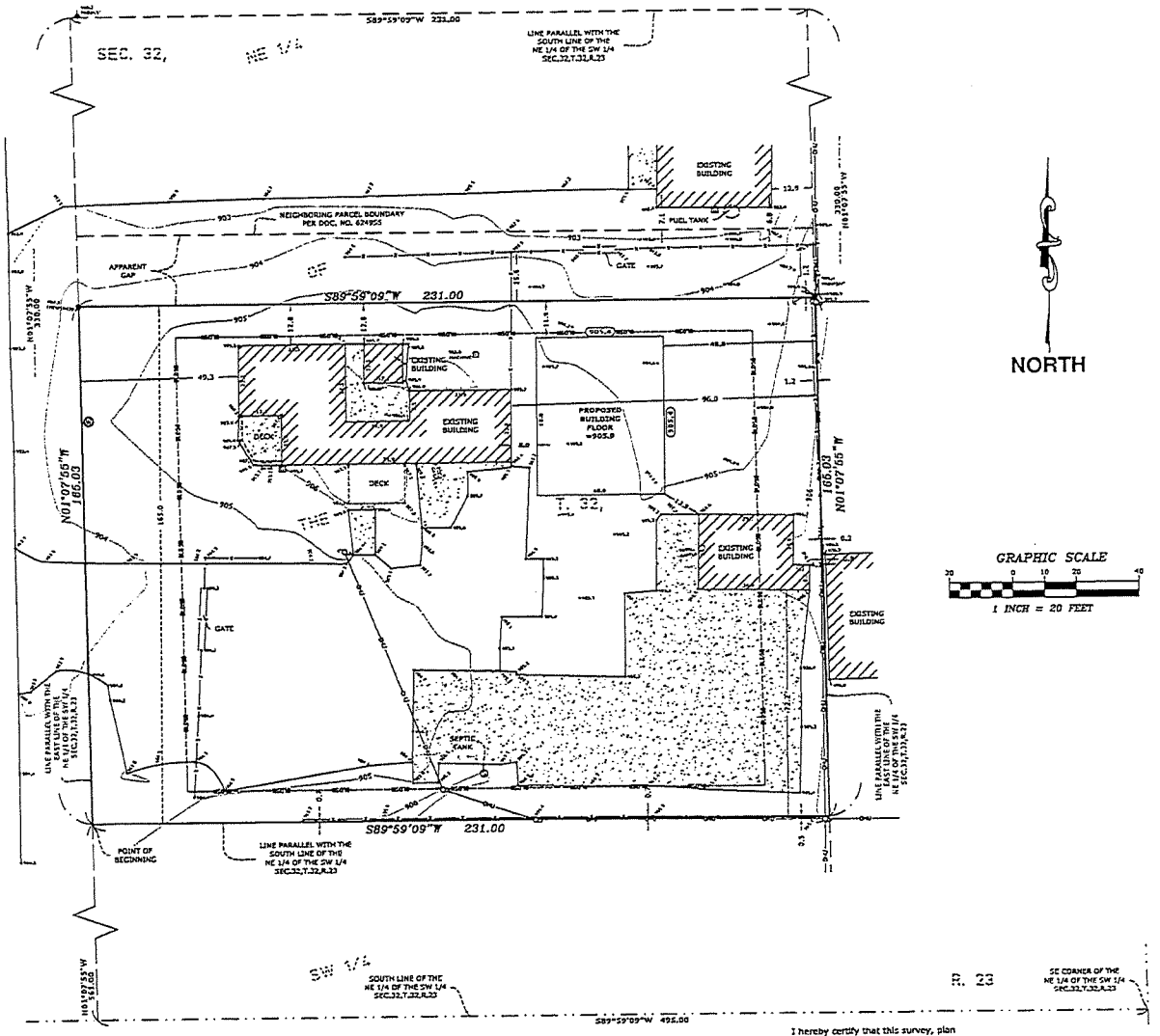
LEGAL DESCRIPTION

(PER DOC. NO. 2353383.001)

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BENCHMARK

BENCHMARK: MNDOT BENCHMARK 0208K
ELEVATION: 904.69 (NAVD88)



NORTH

GRAPHIC SCALE
30 0 10 20 40
1 INCH = 20 FEET

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

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

JASON R. RUD
Date: 10/14/2026 License No. 41578

DRAWN BY: RAF	JOB NO: 260951HS	DATE: 10-14-26
CHECK BY: JRR	FIELD CREW: DT/CT	

NO.	DATE	DESCRIPTION	BY
1			
2			
3			

260951HS

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, November 9, 2026 at 6:01 p.m. at the Ham Lake City Hall located at 15544 Central Avenue NE, for the purpose of considering the application of Lawrence Greenfield requesting a Conditional Use Permit to operate Roadstar Auto (Auto Mechanical Repair Shop) at 13603 Johnson Street NE, such land is zoned Commercial Development Tier 1 (CD-1) and situated in the City of Ham Lake, Anoka County, Minnesota and which is described as follows to wit:

PID: 32-32-23-31-0020

THE S 165 FT OF THAT PRT OF NE 1/4 OF SW1/4 OF SEC 32 TWP 32 RGE 23 DESC AS FOL: COM AT SE COR THEREOF, TH W ALG S LINE OF SD 1/4,1/4 495 FT, TH N PRLL/W E LINE OF SD 1/4,1/4 561

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

DATED: October 27, 2026

Matt Holzworth
City Planner
City oLawf Ham Lake



Owner	PIN	Address	City
KIRKEBY, JEFF	PIN: 32-32-23-31-0031	13551 JOHNSON ST NE	HAM LAKE, MN 55304
AHLSTEN DALE A	PIN: 32-32-23-31-0015	13610 JOHNSON ST NE	HAM LAKE, MN 55304
BLAINE CENTRAL ALANO INC	PIN: 32-32-23-31-0026	13536 HIGHWAY 65 NE	BLAINE, MN 55304
13535 JOHNSON STREET NE LLC	PIN: 32-32-23-31-0030	13535 JOHNSON ST NE	HAM LAKE, MN 55304
ORTH CLIFFORD A & DARLENE M	PIN: 32-32-23-31-0027	13546 HIGHWAY 65 NE	ANOKA, MN 55304
CHRISTENSEN TODD E & TARA E	PIN: 32-32-23-31-0029	1325 135TH AVE NE	HAM LAKE, MN 55304
PETERSON, AMBER A	PIN: 32-32-23-31-0008	1245 135TH LN NE	HAM LAKE, MN 55304
FUERSTENBERG, STEVEN J	PIN: 32-32-23-31-0012	13612 HIGHWAY 65 NE	HAM LAKE, MN 55304
JEDS PROPERTIES LLC	PIN: 32-32-23-31-0010	21133 BASALT ST NW	NOWTHEN, MN 55330
PEREZ LILA MAE	PIN: 32-32-23-31-0034	1304 135TH LN NE	HAM LAKE, MN 55304
PETERSON JR, GEORGE WILLIAM	PIN: 32-32-23-31-0009	1336 BUNKER LAKE BLVD NE	HAM LAKE, MN 55304
13636 JOHNSON LLC	PIN: 32-32-23-31-0019	1256 BUNKER LAKE BLVD NE	HAM LAKE, MN 55304
VALERIUS, AMY L	PIN: 32-32-23-31-0037	13552 JOHNSON ST NE	HAM LAKE, MN 55304
RAMA CORPORATION	PIN: 32-32-23-31-0007	13648 HWY 65 NE	HAM LAKE, MN 55304
1300 BUNKER LLC	PIN: 32-32-23-31-0014	1256 BUNKER LAKE BLVD NE	HAM LAKE, MN 55304
LANGE INVESTMENTS AND HOLDINGS LLC	PIN: 32-32-23-31-0017	13562 HIGHWAY 65 NE	HAM LAKE, MN 55304
WARNER MICHAEL JOSEPH	PIN: 32-32-23-31-0035	1305 135TH LN NE	HAM LAKE, MN 55304
BARTHOLD, JACOB A	PIN: 32-32-23-31-0003	1256 BUNKER LK BLVD NE	HAM LAKE, MN 55304
KELLER ORVILLE G	PIN: 32-32-23-31-0016	13622 JOHNSON ST NE	HAM LAKE, MN 55304
JONES STAN D	PIN: 32-32-23-31-0021	13621 JOHNSON ST NE	HAM LAKE, MN 55304
FURAIJI IMAD AL	PIN: 32-32-23-31-0020	3066 127TH AVE NE	BLAINE, MN 55449
KL-SQUARED PROPERTIES LLC	PIN: 32-32-23-31-0011	13635 JOHNSON ST	HAM LAKE, MN 55304
FURAIJI IMAD AKLO MAZZOHI AL	PIN: 32-32-23-31-0028	13516 NE HWY 65	HAM LAKE, MN 55304
LEE-WRIGHT, SUSAN O	PIN: 32-32-23-31-0025	4820 WEST UPLAND CREST	COLUMBIA HEIGHTS, MN 55421

KIRKEBY, JEFF
13551 JOHNSON ST NE
HAM LAKE, MN 55304
PIN: 32-32-23-31-0031

13535 JOHNSON STREET NE LLC
13535 JOHNSON ST NE
HAM LAKE, MN 55304
PIN: 32-32-23-31-0030

PETERSON, AMBER A
1245 135TH LN NE
HAM LAKE, MN 55304
PIN: 32-32-23-31-0008

PEREZ LILA MAE
1304 135TH LN NE
HAM LAKE, MN 55304
PIN: 32-32-23-31-0034

VALERIUS, AMY L
13552 JOHNSON ST NE
HAM LAKE, MN 55304
PIN: 32-32-23-31-0037

LANGE INVESTMENTS AND HOLDINGS LLC
13562 HIGHWAY 65 NE
HAM LAKE, MN 55304

KELLER ORVILLE G
13622 JOHNSON ST NE
HAM LAKE, MN 55304
PIN: 32-32-23-31-0016

KL-SQUARED PROPERTIES LLC
13635 JOHNSON ST
HAM LAKE, MN 55304
PIN: 32-32-23-31-0011

AHLSTEN DALE A
13610 JOHNSON ST NE
HAM LAKE, MN 55304
PIN: 32-32-23-31-0015

ORTH CLIFFORD A & DARLENE M
13546 HIGHWAY 65 NE
ANOKA, MN 55304
PIN: 32-32-23-31-0027

FUERSTENBERG, STEVEN J
13612 HIGHWAY 65 NE
HAM LAKE, MN 55304
PIN: 32-32-23-31-0012

PETERSON JR, GEORGE WILLIAM
1336 BUNKER LAKE BLVD NE
HAM LAKE, MN 55304
PIN: 32-32-23-31-0009

RAMA CORPORATION
13648 HWY 65 NE
HAM LAKE, MN 55304
PIN: 32-32-23-31-0007

WARNER MICHAEL JOSEPH
1305 135TH LN NE
HAM LAKE, MN 55304
PIN: 32-32-23-31-0035

JONES STAN D
13621 JOHNSON ST NE
HAM LAKE, MN 55304
PIN: 32-32-23-31-0021

FURAIJI IMAD AKLO MAZZOHI AL
13516 NE HWY 65
HAM LAKE, MN 55304
PIN: 32-32-23-31-0028

BLAINE CENTRAL ALANO INC
13536 HIGHWAY 65 NE
BLAINE, MN 55304
PIN: 32-32-23-31-0026

CHRISTENSEN TODD E & TARA E
1325 135TH AVE NE
HAM LAKE, MN 55304
PIN: 32-32-23-31-0029

JEDS PROPERTIES LLC
21133 BASALT ST NW
NOWTHEN, MN 55330
PIN: 32-32-23-31-0010

13636 JOHNSON LLC
1256 BUNKER LAKE BLVD NE
HAM LAKE, MN 55304
PIN: 32-32-23-31-0019

1300 BUNKER LLC
1256 BUNKER LAKE BLVD NE
HAM LAKE, MN 55304
PIN: 32-32-23-31-0014

BARTHOLD, JACOB A
1256 BUNKER LK BLVD NE
HAM LAKE, MN 55304
PIN: 32-32-23-31-0003

FURAIJI IMAD AL
3066 127TH AVE NE
BLAINE, MN 55449
PIN: 32-32-23-31-0020

LEE-WRIGHT, SUSAN O
4820 WEST UPLAND CREST
COLUMBIA HEIGHTS, MN 55421
PIN: 32-32-23-31-0025

RECEIVED
SEP 23 2026
By

CITY OF HAM LAKE

15544 Central Avenue NE
Ham Lake, MN 55304
(763) 434-9555 info@hamlakemn.gov

PLANNING REQUEST

Date of Application 9/9/2026

Date of Receipt 9/23/26
Receipt # 01074138, 437
Amount $ 2,000

Meeting Appearance Dates:
Planning Commission 11/09/2026 City Council 11/16/2026

Please check request(s):

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

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

Development/Business Name: ROADSTAR AUTO
Address/Location of property: 13603 JOHNSON ST. NE
Legal Description of property: _____
PIN # _____ Current Zoning CD 1 Proposed Zoning —
Notes: 40x60x12' TALL GARAGE / CONST. LUMBER
Applicant's Name: LAWRENCE GREENFIELD
Business Name: BAREFOOT CONSTRUCTION
Address 7851 MARILYN DRIVE
City LINO LAKES State MN Zip Code 55014
Phone 612 791 2306 Email [illegible] .COM

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

SIGNATURE _____ DATE 9/9/2026

****

- 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 <u>will be public</u> 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: OWNER / BMEFOOT

DATE: 9/22/26

CITY OF HAM LAKE
ACKNOWLEDGMENT OF RESPONSIBILITY
TO REIMBURSE EXPENSES

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

Type of Application

acknowledges that the sum of $ 2,000 **, 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** 9/22/26

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

Imad Alfuraiji, **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: 11/09/2026

CITY OF HAM LAKE
STAFF REPORT

To: **Planning Commission**

From: **Matt Holzworth, City Planner**

Subject: **Commercial Site Plan for Roadstar Auto at 13603 Johnson Street NE**

Introduction:

The proposed 2,000 square foot building is located on the 1-acre lot of an un-platted parcel located at 13603 Johnson Street NE, Ham Lake. (Attached) The parcel is zoned Commercial Development Tier 1 (CD-1). An aerial photo and a scaled zoning map are attached.

Discussion: The Site Plan, Parking Plan, Proposed Narrative, Construction Documents and the Certificate of Survey were received October 30, 2026.

The attached Certificate of Survey includes the existing fence with a gate along the south and west property lines. Per the zoning map, the parcels to the north, east, and south are zoned Commercial Development Tier 1 (CD-1) and the parcel to the south is zoned Commercial Development Tier 2 (CD-2). No additional screening is required due to the surrounding commercial properties. There are existing trees along the north, west, and south property lines along with an existing gated fence along portions of the north and south property lines.

The proposed garage is 10 feet from the existing home, 10.8 feet from the existing building, 11.5 feet from the north property line and 46 feet from the east property line. The proposed building meets all required side and rear setbacks under City Code Article **10-700 Lot Standards**. The proposed building is 12 feet in height with brown vinal siding. The proposed height and building materials meet all City Code requirements.

The applicant proposes 20 parking stalls, 9 feet by 20 feet with one (1) handicapped stall and van access included. The proposed new parking is less than one (1) acre and does not require Coon Creek Watershed District approval. The applicant proposes 2-6 employees maximum. The proposed parking plan for the building occupancy load and proposed number of employees working within the facility is sufficient. There are existing vehicles parked on the property that will need to all be within the designated parking spots at the time the building permit and certificate of occupancy are issued to be in compliance with City Code Article **6-160 Prohibited Parking in Business Areas Sub (A) and (B):**

- Approved Parking Area - areas which were designated as areas upon which to park vehicles in a site plan approved by the City at the time of review of any building permit or certificate of occupancy for any business location, or which were approved by the City as the result of a specific request for such approval under the provisions of Article 6-160 (E) below.
- Allowed Parking Area - areas within Commercial Lands which are paved with bituminous or concrete surfaces which meet the standards for parking lots found elsewhere in this code, and which existed as legal parking lots as of the effective date of this portion of the City Code, to wit, January 6, 2002.
- Vehicles - any wheeled vehicle, any vehicle intended to have wheels, whether or not currently attached, and any vehicle intended for transporting people or property. "Vehicles" shall include, without limitation, passenger cars, trucks, truck-tractors, motorcycles, motorbikes, boats, tractors, trailers, semi-trailers, busses, lawnmowers, snowmobiles, go karts, jet skis, four-wheelers, three-wheelers, dirt bikes, or aircraft. Vehicles" shall not include bicycles, non-motorized scooters or sleds.
- Prohibited Parking: No vehicle shall be parked on any Commercial Lands except inside of a legal structure, or upon an Approved Parking Area or an Allowed Parking Area.

No outdoor storage is proposed on the site plan other than the parking spaces. Any other outdoor storage is not permitted without Planning Commission and City Council approval under City Code Article **9-220.1 (2) aa) Standards Common to All Mercantile Districts:**

Vehicle Inventory is permitted as Outside Storage on any CD-1 or CD-2 parcel in connection with a business that is legally permitted to sell Vehicle Inventory. If specifically permitted by the conditions of any Conditional Use Permit or Temporary Conditional Use Permit for any such parcel.

Staff Recommendation: City staff is recommending approval of the Commercial Site Plan to construct the proposed 2,000 square foot building at 13603 Johnson Street NE with the following conditions:

- No final staff approval of a building permit or construction may commence on the property until the applicant has demonstrated full compliance with all conditions, stipulations, and design criteria set fourth under the Conditional Use Permit set by the Planning Commission and City Code.
- All existing screening shall be maintained at all times and meet the requirements of the Commercial District Tier 1 (CD-1).
- All parking and equipment are to be associated with the automotive repair business located at 13603 Highway 65 NE. Leasing of parking spaces, under any circumstance, is strictly prohibited.
- Provided parking spaces to be paved and striped before a building permit to construct the building and certificate of occupancy are issued by the Building and Zoning Official.

- All repairs to be done inside the building – repairs include general auto maintenance and mechanical work such as equipment maintenance, automotive repair and maintenance, project preparation, material staging, administrative functions, and general business operations.
- Must meet all City, County, and State requirements.

Date: 3/27/2026 - 7:14 PM
Design ID: 318853811159
Estimate ID: 25630
Estimated Price: $37,558.44
**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

MENARDS®
Design & Buy™
GARAGE

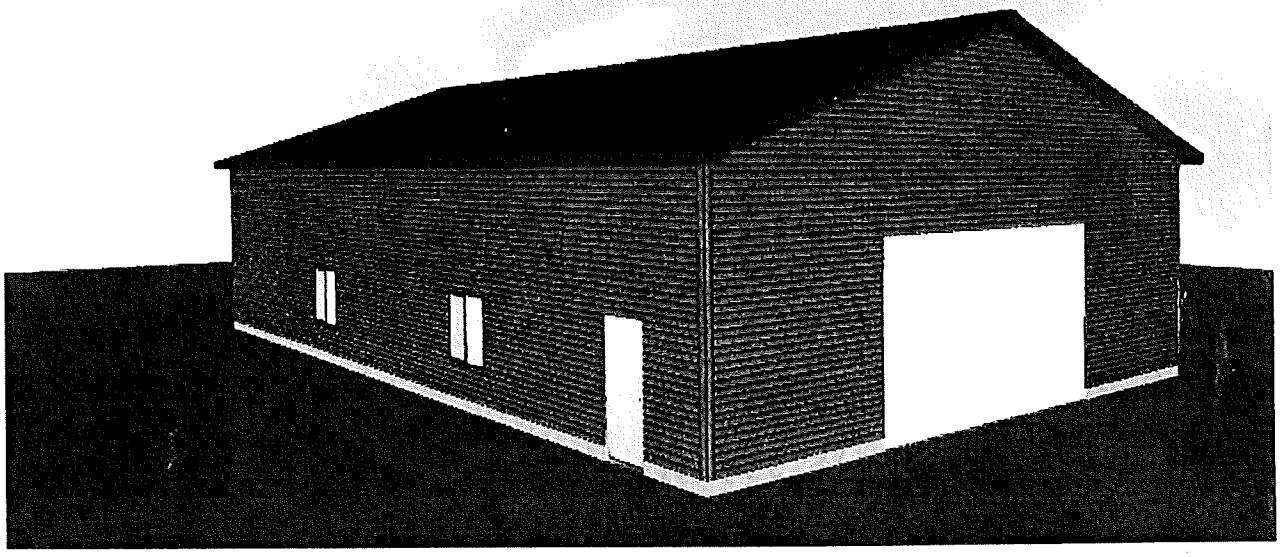
How to recall and purchase your design at home:

OR

1. On Menards.com, enter "Design & Buy" in the search bar
2. Select the Garage Designer
3. Recall your design by entering Design ID: 318853811159
4. Follow the on-screen purchasing instructions

How to purchase your design at the store:

1. Enter Design ID: 318853811159 at the Design-It Center Kiosk in the Building Materials Department
2. Follow the on-screen purchasing instructions



Floor type (concrete, dirt, gravel) is NOT included in estimated price. The floor type is used in the calculation of materials needed. Labor, foundation, steel beams, paint, electrical, heating, plumbing and delivery are also NOT included in estimated price. This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions.

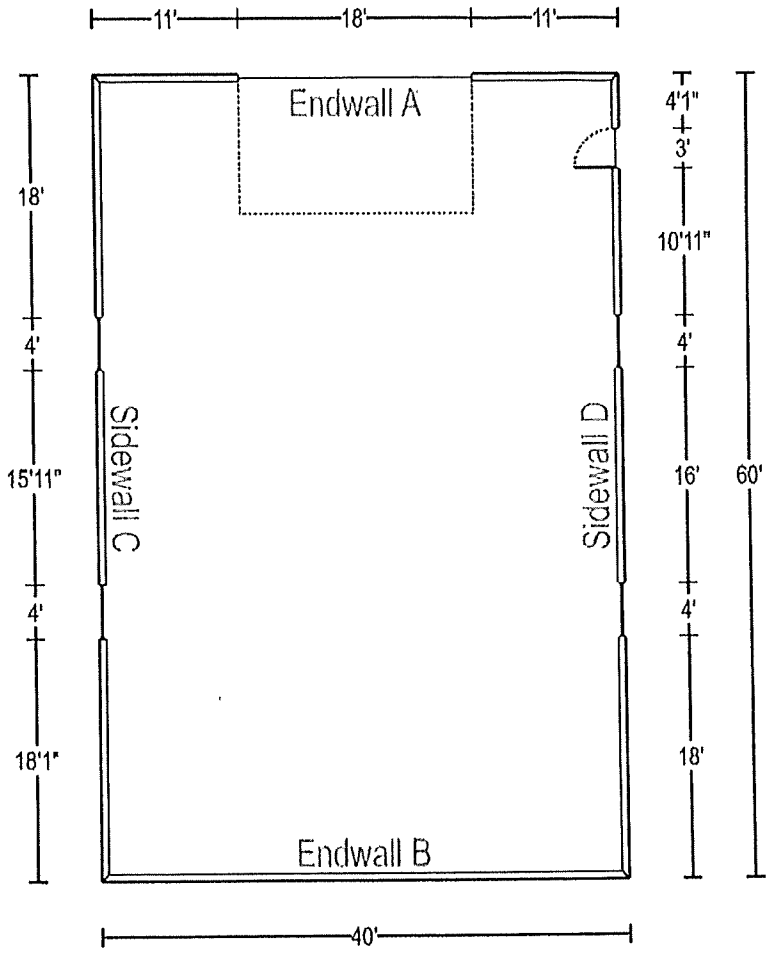
MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE CUSTOMER WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by the customer and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully.

MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE CUSTOMER. BECAUSE OF WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS. THE PLANS AND/OR DESIGNS PROVIDED ARE NOT ENGINEERED. LOCAL CODE OR ZONING REGULATIONS MAY REQUIRE SUCH STRUCTURES TO BE PROFESSIONALLY ENGINEERED AND CERTIFIED PRIOR TO CONSTRUCTION.

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Design ID: 318853811159
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Garage Image



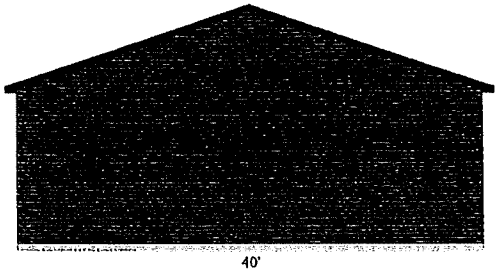
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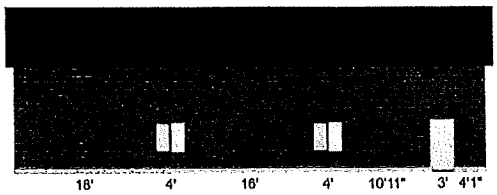
Dimensions

Wall Configurations

*Some items like wainscot, gutter, gable accents, are not displayed if selected.



ENDWALL B

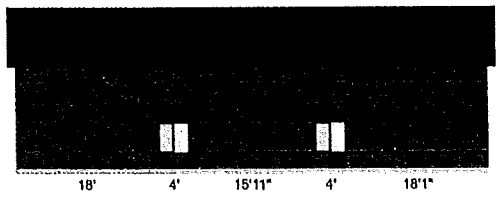


SIDEWALL D

Mastercraft® 36W x 80H Primed Steel 6-Panel
48"W x 48"H Performax™ Black Slider Window with Nailing Flange
48"W x 48"H Performax™ Black Slider Window with Nailing Flange

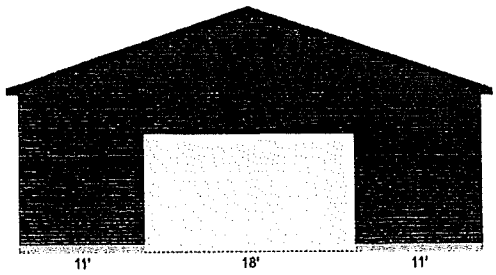
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MENARDS®
Design & Buy™
GARAGE



SIDEWALL C

48"W x 48"H Performax™ Black Slider Window with Nailing Flange
48"W x 48"H Performax™ Black Slider Window with Nailing Flange



ENDWALL A

18X10 White Deep Ribbed Torsion Spring

Roof Sheathing:	1/2 x 4 x 8 OSB(Oriented Strand Board)
Roofing Material Type:	Architectural Shingle
Architectural Roofing:	Atlas Castlebrook™ Limited Lifetime Warranty Architectural Shingles (32.8 sq. ft.), Color: Black Shadow
Roof Underlayment:	VB Shield Synthetic Underlayment 48" x 250' (1000 sq. ft.)
Ice and Water Barrier:	Owens Corning® WeatherLock® G 3' x 66.7' Granulated Self-Sealing Ice & Water Barrier (200 sq. ft.)
Fascia Material Type:	Textured Aluminum Fascia
Fascia:	6" x 12' Aluminum Rustic Fascia, Color: Terra Bronze
Soffit Material Type:	Aluminum Soffit
Soffit:	16" x 12' Aluminum Vented Soffit, Color: Terra Bronze
Gutter Material Type:	None
Ridge Vent:	Air Vent Attic Aire 4' Filtered Shingle-Over Ridge Vent
Roof Vents:	None

Openings

Service Door:	Mastercraft® 36W x 80H Primed Steel 6-Panel
Overhead Door:	18X10 White Deep Ribbed Torsion Spring
Additional Information:	C5EST Torsion Spring
Overhead Door Trim Type:	Cedar
Windows:	48"W x 48"H Performax™ Black Slider Window with Nailing Flange
Windows:	48"W x 48"H Performax™ Black Slider Window with Nailing Flange
Windows:	48"W x 48"H Performax™ Black Slider Window with Nailing Flange
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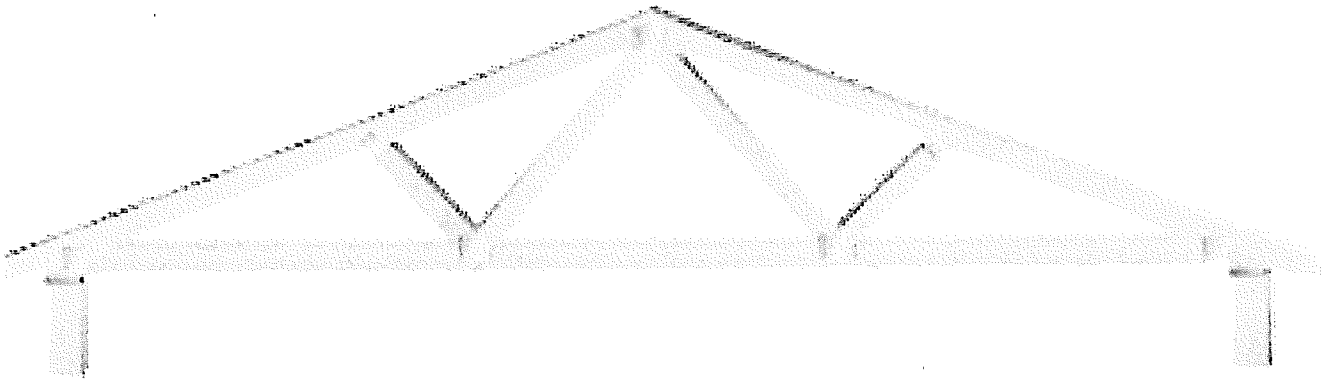
Additional Options

Ceiling Insulation:	Blow-in Cellulose
Ceiling Insulation R Value:	R49 INSULMAX® Blow-in Cellulose Insulation
Wall Insulation:	R-19 Unfaced Fiberglass Insulation 6-1/4" x 15" x 39.2' - 48.96 sq ft
Ceiling Finish:	White Dura-Panel

Wall Finish:	White Dura-Panel
Mounting Blocks:	Yes
Universal Mounting Block:	7.6 x 8.4 Universal Mounting Block, Color: Dark Drift, QTY: 3
Recess/Split Mounting Block:	5.9 x 7.6 Recessed-Split Mounting Block, Color: Snow White, QTY: 2
Meter Base Mounting Block:	15.3 x 16.3 White Meter Base Mounting Block, QTY: 1
Intake Exhaust Vent:	6.5 x 6.5 White Intake Exhaust Vent, QTY: 1
Hydronic Radiant Heat:	No
Anchor bolt:	Grip Fast® 1/2 x 10 HDG Anchor Bolt w/ Nut & Washer
Framing Fasteners:	Grip Fast® 3-1/4 16D Vinyl-Coated Smooth Shank Sinker Nail - 5 lb. Box
Sheathing Fasteners:	Grip Fast® 2-1/2 8D Vinyl-Coated Smooth Shank Sinker Nail - 5 lb. Box
Roofing/Shingle Fasteners:	Grip Fast® 1-1/4 Electro-Galvanized Coil Roofing Nails - 7,200 Count
Truss Fastener:	FastenMaster® TimberLOK® 5/16 x 6 Hex Drive Black Hex Head Timber Screw - 50 Count
Overhead Opening Hardware:	No

Helpful Hints for Garage Construction

- Studs are estimated 16 inches on center with single treated bottom plate and double top plate.
- For 10- and 12-foot-tall buildings studs should be cut for an approximate 10- or 12-foot plate height.
- If steel is estimated (Pro-Rib or Pro-Snap), the steel lengths should be verified based off the actual framing. Plate height (stud length), truss heel and other framing should be confirmed. Steel is estimated to the inch, make sure the lengths are accurate based on final overall building design.
- Trusses included are estimated at 2 feet on center spacing. The design is based on the zip code provided, design and loading should be verified.
- Trusses should not be cut or modified with the exception of trimming the truss tails to the correct overhang.
- The bottom chord is designed to support standard ceiling and insulation materials.
- Dropped end trusses are estimated with 18 inch and 24 inch gable overhangs.



Menards Building Checklist Planning

- Get a permit. Check restrictions, building codes or local zoning to make sure your design complies with all requirements.
  THE PLANS AND/OR DESIGNS PROVIDED ARE NOT ENGINEERED. LOCAL CODE OR ZONING REGULATIONS MAY REQUIRE SUCH STRUCTURES TO BE PROFESSIONALLY ENGINEERED AND CERTIFIED PRIOR TO CONSTRUCTION.
- Contact local utilities to ensure construction will not disturb any electrical, cable or plumbing.
- If necessary, hire a professional to help with planning and construction.
- Consider site conditions including soil type, grade, and runoff before finalizing your design.
- Material estimates are calculated based on approximate plate heights of 97", 109", 121" and 145".
- STEEL LENGTHS if selected should be verified prior to purchase.
- Menards offers professional delivery of materials. Delivery is extra based on the distance from your local Menards store to your building site.
- Practice good safety habits, use PPE including eye protection & dust masks during construction.
- Make sure to follow good building practice and all manufacturer's instructions. Use all the hardware and fasteners recommended.

Date: 3/27/2026 - 7:14 PM
Design ID: 318853811159
Estimate ID: 25630
Estimated Price: $37,558.44

**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

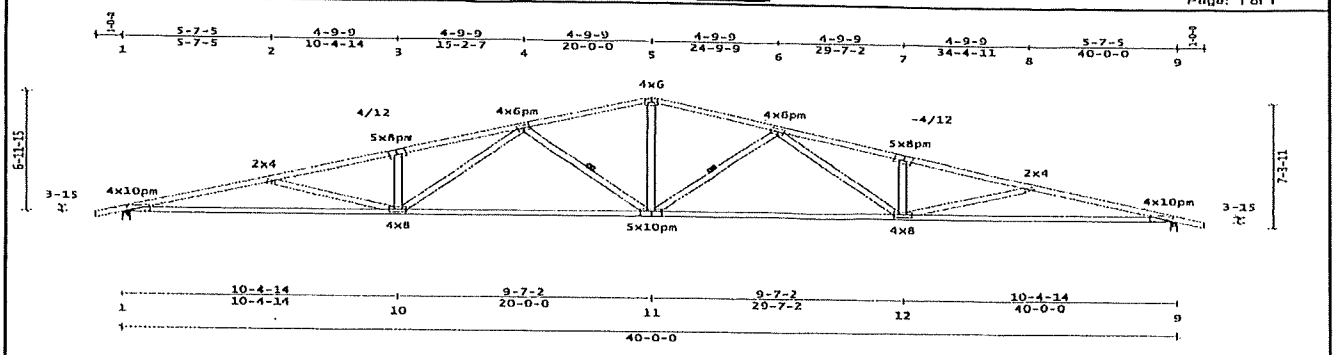
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Project Name: QTREC0868681 — Qty: 10 — Truss: T1

Customer: NEW JOB

SID:
TID: QTREC086...
Date: 09/04/24
Page: 1 of 1



Truss Height = 169.4 in

Code/Design: IRC-2018/TPI-2014
PDF Live Dead Dur Factors
TC 35.0 7.0 Live Wind Snow
BC 0.0 10.0 Lum 1.15 1.60 1.15
Total 35.0 Plt 1.15 1.60 1.15
Spacing: 2-00-00 o.c. Plies: 1
Repetitive Member Increase: Yes
Green Lumber: No Wet Service: No
Pab Tolerance: 15% Group (Rac) = 2.0
OH Gable Load: 1.0 psf

----------Snow Load Specs----------
ASCE7-16 Ground Snow(Pg) = 50.0 psf
Risk Cat: II Terrain Cat: B
Roof Exposure: Fully Exposed
Thermal Condition: Cold
Ventilated: 1.1
Unobstructed Slippery Roof: No
Low-Slope Minimum(Pfmin): No
Unbalanced Snow Loads: Yes
Rain Surcharge: No Ice Dam Chk: Yes

----------Wind Load Specs----------
ASCE7-16 Wind Speed(V) = 115 mph
Risk Cat: II Exposure: Cat: B
Bldg Dims: L = 0.0 ft W = 0.0 ft
M.R.H(ht) = 15.0ft Kzt = 1.0 Kz = 1.00
Bldg Enclosure: Enclosed
Wind BL(psf): TC = -3.2 BC = 5.0
End Vertical Expansion L = Yes R = Yes
Wind Uplift Reqmnts: ASCE7 IWFRS
C&C End Zones: 1-00-00

-------Additional Design Checks-------
10 psf Non-Concurrent BCLL: Yes
20 psf L2 Limited Storage: Yes
300 lb BC Accessible Ceiling: No
300 lb TC Maintenance Load: No
2000 lb TC Safe Load: No
Unbalanced TCLL: Yes

Material Summary

TC	2x4	SPF	#2
BC	2x4	SPF	1650f1.5
Webs	2x4	SPF	Stud

Member Forces Summary

Max CSI in TC PANEL	1	2	0.68
Max CSI in BC PANEL	1	10	0.99
Max CSI in Web	11	5	0.72

...Mem...		Ten	Comp	Cnf.
TC	OH- 1	30	0	0.06
	1- 2	688	5459	0.89
	2- 3	593	4974	0.93
	3- 4	591	4876	0.86
	4- 5	450	3334	0.71
	5- 6	450	3334	0.71
	6- 7	591	4876	0.86
	7- 8	593	4879	0.83
	8- 9	803	5458	0.89
	9-OH	30	0	0.06
BC	1-10	5138	543	0.99
	10-12	5118	525	0.89
	10-11	3804	374	0.87
	11-12	3804	356	0.88
Web	4-10	143	607	0.35
	5-10	121	460	0.14
	4-10	1151	58	0.49
	5-11	192	1348	0.43
	5-11	1678	136	0.72
	6-11	192	1208	0.43
	6-12	1151	58	0.49
	7-12	121	460	0.14
	9-12	143	607	0.35

Lu(max) = 21-00-00

Reaction Summary

----------Reaction Summary(lbs)----------

Jnt	--X-Loc--	React	-Upr	--Width--	-Req'd	-Mat	Pgl
1	01-12	2166	0	03-06	03-06	SYP	781
9	39-10-04	2165	0	03-06	03-06	SPF	781

Max Horiz = -65 / +65 at Joint 1

Loads Summary

This truss has been designed for the effects of an unbalanced top chord live load occuring at (20-00-00) using a 1.00 Full and 0.60 Reduced load factor.

See Loadcase Report for load combinations and additional details.

Notes

Review deviqnmd for Cq at 0.85 and Rotational Tolerance of 10.0 degrees.
Plates located at TC pitch breaks meet the prescriptive minimum size requirement to transfer unbalanced diaphragm loads across these joints. A "pm" next to the plate size indicates that the plate has been mirror modified. See Plate Offsets for any special positioning requirements.
Continuous lateral restraint (CLR) laws require diagonal bracing per D-BRACEBACK. Alternately, use C-SHEATHING.
Lumber and plating have been applied symmetrically.

Deflection Summary

Vlumn	Span	Limit	Actual(in)	Location
Vert LL	1/240	L/764(-0.63)	10-11
Vert DL	L/90	L/999(-0.39)	10-11
Vert CR	L/180	L/476(-1.02)	10-11
Horz LL	0.75in	(0.19)	9-L 9
Horz CR	1.25in	(0.26)	9-R 9
Ohng CR	3L/180	2L/999(-0.00)	1- 1
Ohng CR	2L/180	3L/999(-0.00)	9- 9

Bracing Data Summary

----------Bracing Data----------
Chords: continuous except where shown
-------- Web Bracing -- CLR ----------
Single: 4-11 11- 6
Continuous Restraint Bracing Req'd
Sun BCSI-B3 3.0

Plate offsets (X, Y):

(None unless indicated below)
Jnt1(03-08,00-14), Jnt3(-00-04,00-11), Jnt7(00-04,00-11), Jnt9(-02-08,00-14), Jnt11(6,-00-12)

Joint Stress Index (JSI):

Jnt1(0.98), Jnt2(0.94), Jnt3(0.76), Jnt4(0.62), Jnt5(0.93), Jnt6(0.62), Jnt7(0.78), Jnt8(0.54), Jnt9(0.96), Jnt10(0.87), Jnt11(0.89), Jnt12(0.87)

NOTICE A copy of this design shall be furnished to the erection contractor. The design of this individual truss is based on design criteria and requirements supplied by the Truss Manufacturer and relies upon the accuracy and completeness of the information set forth by the Building Designer. A seal on this drawing indicates acceptance of professional engineering responsibility solely for the truss component design shown. See the cover page and the "Important Information & General Notes" page for additional information. All connector plates shall be manufactured by Simpson Strong-Tie Company, Inc in accordance with ESR-2762. All connector plates are 20 gauge, unless the specified plate size is followed by a "-18" which indicates an 18 gauge plate, or "SH 18", which indicates a high tension 18 gauge plate.

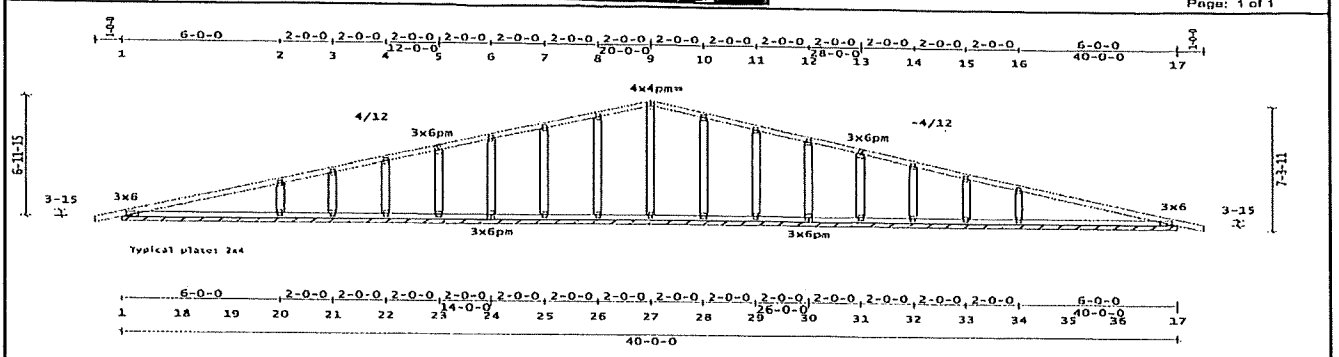
Midwest Manufacturing
5311 Kane Road
Eau Claire, WI 54703
(715) 876-5555
midwestmanufacturing.com

Date: 3/27/2026 - 7:14 PM
Design ID: 318853811159
Estimate ID: 25630
Estimated Price: $37,558.44

**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

MENARDS®
Design & Buy™
GARAGE

Project Name: QTREC0868601 — Qty: 2 — Truss: T1E
Customer: NEW JOB
SID:
TID: QTREC086...
Date: 09/04/24
Page: 1 of 1



Truss Weight = 177.0 lb

Code/Options: IRC-2018/TPI-2014
DOF 1.15x Load Duc Factors
TC 35.0 7.0 Live Wind Snow
BC 0.0 10.0 Lum 1.15 1.60 1.15
Total 35.0 Plt 1.15 1.60 1.15
Spacing: 2-00-00 o.c. Plies: 1
Repetitive Member Increase: Yes
Blank Lumber: No Wet Service: No
Fab Tolerance: 15% Camp (Ctr) = 2.0
OH Gable Load: 1.0 psf

----------Snow Load Spec----------
ASCE7-16 Ground Snow(Pg) = 50.0 psf
Risk Cat: II Terrain Cat: B
Roof Exposure: Fully Exposed
Thermal Condition: Cold
Ventilated(1.1)
Unobstructed Slippery Roof: No
Low-Slope Minimum(Pf/min): No
Unbalanced Snow Loads: Yes
Rain Surcharge: No Ice Dam Chk: Yes

----------Wind Load Spec----------
ASCE7-16 Wind Speed(V) = 115 mph
Risk Cat: II Exposure Cat: B
Bldg Dims: L = 0.0 ft W = 0.0 ft
H:R:W(h): 15.0ft Kzz = 1.0 Kz = 1.00
Bldg Enclosure: Enclosed
Wind DL(ppsf): TC = 4.2 BC = 0.0
End Vertical: Expanded: L = Yes R = Yes
Wind Uplift Reporting: ASCE7 IBMPRA
C&C End Zone: 4-00-00

-------Additional Design Checks-------
10 psf Non-Concurrent TCLL: Yes
20 psf TC Limited Storage: Yes
200 lb BC Accessible Ceiling: No
300 lb TC Maintenance Load: No
2000 lb TC Gable Load: No
Unbalanced TCLL: Yes

Material Summary

TC	2x4	SPF	#2
BC	2x4	SPF	#2
Webs	2x4	SPF	Stud

Member Forces Summary

Max C&I in TC PANEL	1 - 2	6.33	
Max C&I in BC PANEL	1 - 18	0.24	
Max C&I in Web	36 - 8	0.20	

...Mem...	Ten	Comp	C&I
TC 1- 5	30	135	0.33
5- 9	158	107	0.67
9-13	158	107	0.67
13-17	33	135	0.33
BC 1-34	66	21	0.24
17-20	66	21	0.24
24-30	64	22	0.07
Web 2-20	111	404	0.09
3-21	19	70	0.02
4-22	50	181	0.05
5-23	46	219	0.08
6-24	47	360	0.11
7-25	67	249	0.15
8-26	91	367	0.20
9-27	3	123	0.11
10-28	91	267	0.20
11-29	68	249	0.15
12-30	47	360	0.11
13-31	36	219	0.08
14-32	50	181	0.05
15-33	19	70	0.02
16-34	111	404	0.09

TL(max) = 31-00-00

Reaction Summary

----------Reaction Summary(lbs)----------

Jnt	--X-Loc-	React -Up-	--Width-	-Reqd	-Max	PSI
20	6-00-00	448	37	40-00-00		
34	34-00-00	448	37	40-00-00		

Max Horiz = -85 / +85 at Joint 37
Reactions not shown: down < 400 and up < 150

----- Reaction Summary (plf) -----

Jnt-Jnt	React -Up-	--Width-	
1- 37	85	0 40-00-00	(reduced)

Loads Summary

This truss has been designed for the effects of an unbalanced top chord live load occurring on [20-00-00] using a 1.00 Full and 0.00 Reduced load factor.

See Loadcase Report for load combinations and additional details.

Notes

If this truss is exposed to wind load perpendicular to the plane of the truss, gable studs must be braced according to the Construction Documents, ACSI-B3, or a gable stud bracing detail matching the design wind speed shown. Lateral bracing of the truss (limit to swood, out-of-plane wind load must be in accordance with the Construction Documents.
The maximum rake overhang length is 12.0".
Plates designed for Cq at 0.85 and Rotational Tolerance of 10.0 augment.
Places located at TC pitch breaks meet the prescriptive minimum size requirement to transfer unblocked diaphragm loads across these joints. A "pm" next to the plate size indicates that the plate has been modified; see Plate Offsets for any special positioning requirements. Lumber and plating have been applied symmetrically.

Deflection Summary

Type	Span	Limit	Actual (in)	Location
Vert LL	L/240	L/359 (-0.01)	1-14
Vert DL	L/90	L/959 (-0.00)	1-14
Vert CR	L/180	L/9999 (-0.01)	1-18
Horz LL	0.75in	(0.00)	9& L
Horz CR	1.25in	(0.00)	9& L
Ohng CR	2L/196	2L/359 (-3.00)	1- 1
Ohng CR	2L/180	2L/359 (-3.00)	17-17

Bracing Data Summary

----------Bracing Data----------
Chords: continuous except where shown
Web Bracing -- None

Plate offsets (X, Y):
[None unless indicated below]
Jnt1(1-00-01,00-04), Jnt13(100-01,00-04), Jnt24(0,-00-04), Jnt30(0,-00-04)

Joint Stress Index (JSI):
Jnt1(0.51), Jnt2(0.49), Jnt3(0.49), Jnt4(0.43), Jnt5(0.65), Jnt6(0.49), Jnt7(0.43), Jnt8(0.43), Jnt9(0.49), Jnt10(0.49), Jnt11(0.43), Jnt12(0.49), Jnt13(0.65), Jnt14(0.43), Jnt15(0.49), Jnt16(0.49), Jnt17(0.51), Jnt20(0.49), Jnt21(0.49), Jnt22(0.49), Jnt23(0.49), Jnt24(0.65), Jnt25(0.49), Jnt26(0.49), Jnt27(0.49), Jnt28(0.49), Jnt29(0.49), Jnt30(0.65), Jnt31(0.49), Jnt32(0.49), Jnt33(0.49), Jnt34(0.43)

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Midwest Manufacturing
5311 Kane Road
Eau Claire, WI 54703
(715) 876-5555
midwestmanufacturing.com

Materials

Building Type

Building Location Zip Code:	55304
Building Type:	Gable
Framing Type:	Stud Wall Framing

Building Info

Building Width:	40'
Building Length:	60'
Building Height:	12' (studs must be cut to length)
Wall Framing Stud:	2 x 6
Roof Framing:	Truss Construction (Sealed truss designs available on request)
Truss Type:	Common (24" on center spacing)
Roof Pitch:	4/12 Pitch
Eave Overhang:	12"
Gable Overhang:	12"
Curb:	Concrete Block
Concrete Block Rows:	1 Row
Concrete Block Type:	6 x 8 x 16 Standard
Foundation Type:	Poured / 4' Block FOUNDATION
Building Plan:	~~Yes I need a Building Plan~~

Wall Info

Siding Material Types:	Vinyl
Vinyl Siding:	Concord® Double 4, Color: Dark Drift
Vinyl Corner Trim Color:	Dark Drift
Accent Material Type:	None
Wainscot Material Type:	None
Wall Sheathing:	7/16 x 4 x 8 OSB(Oriented Strand Board)
House Wrap:	Kimberly-Clark BLOCK-IT® 9' x 75' House Wrap
Gable Vents:	None

Roof Info

CERTIFICATE OF SURVEY

~for~ BAREFOOT CONSTRUCTION
~of~ 13603 JOHNSON STREET NE
HAM LAKE, MN 55304

LEGEND

- DENOTES IRON MONUMENT FOUND
- DENOTES IRON MONUMENT SET, MARKED RLS #41578
- DENOTES PROPOSED ELEVATION
- DENOTES EXISTING ELEVATION
- DENOTES DIRECTION OF DRAINAGE
- DENOTES WOOD HUB/METAL SPIKE AT 11 FOOT OFFSET (UNLESS OTHERWISE NOTED)
- DENOTES GAS METER
- DENOTES GUY WIRE
- DENOTES POWER POLE
- DENOTES SEPTIC MANHOLE
- DENOTES WELL
- DENOTES FENCE
- DENOTES EXISTING CONTOURS
- DENOTES OVERHEAD UTILITY
- DENOTES BITUMINOUS SURFACE
- DENOTES CONCRETE SURFACE

SURVEY NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 10/07/26, and 10/19/26.
- Bearings shown are on Anoka County datum.
- Parcel ID Number: 32-32-23-31-0020.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.

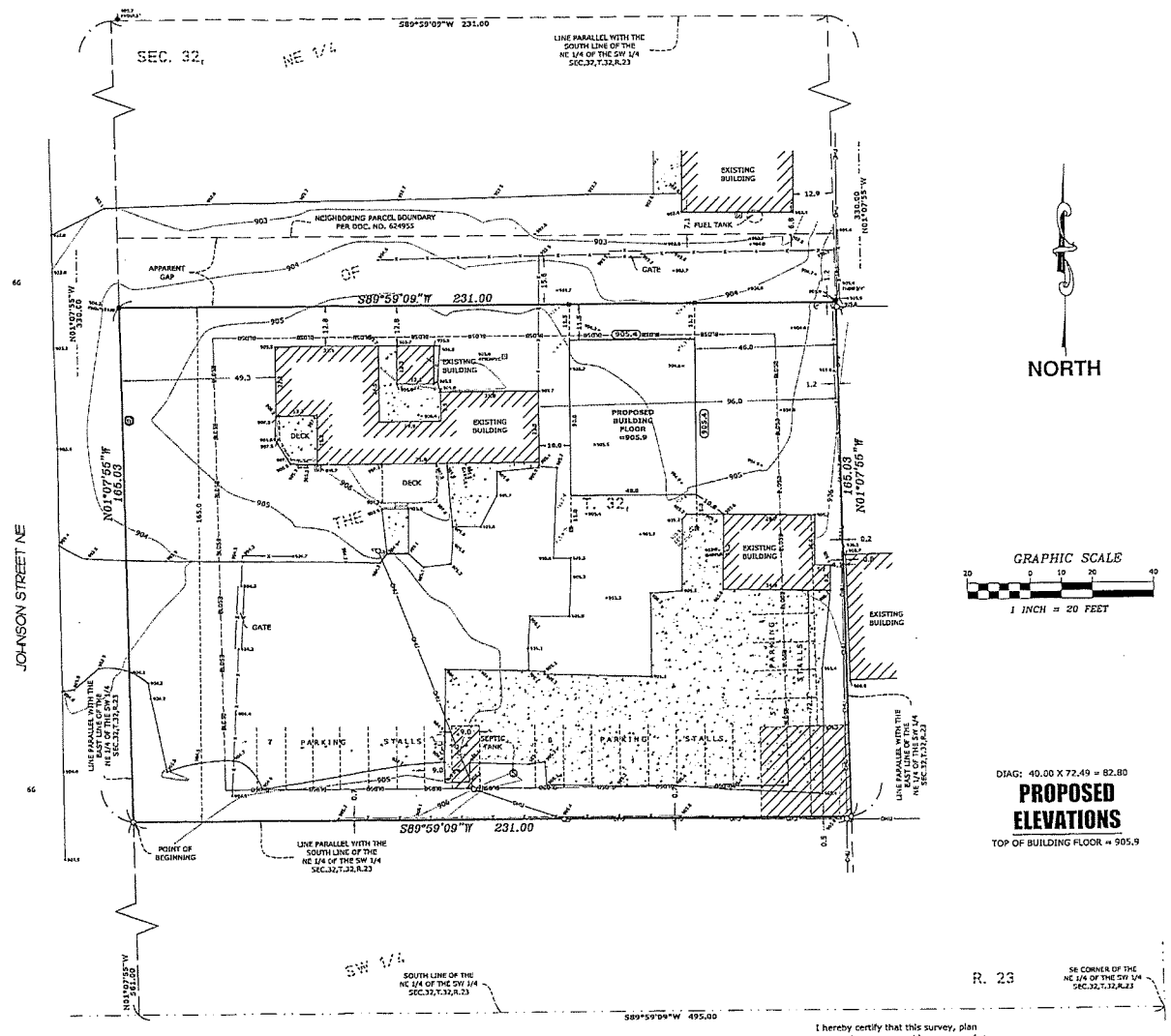
LEGAL DESCRIPTION

(PER DOC. NO. 2353383.001)

The South 165 feet of that part of the Northeast Quarter of the Southwest Quarter of Section 32, Township 32, Range 23, Anoka County, Minnesota, described as follows: Commencing at the Southeast corner of the Northeast Quarter of the Southwest Quarter; thence West along the South line of the Northeast Quarter of the Southwest Quarter 495 feet; thence North and parallel with the East line of said Northeast Quarter of the Southwest Quarter 561 feet to the point of beginning of the tract herein to be described; thence continuing along the same described course 330 feet; thence East and parallel with the South line of the Northeast Quarter of the Southwest Quarter 231 feet; thence South and parallel with the East line of the Northeast Quarter of the Southwest Quarter 330 feet; thence West and parallel with the South line of the Northeast Quarter of the Southwest Quarter 231 feet to the point of beginning.

BENCHMARK

BENCHMARK: MNDOT BENCHMARK 0208K
ELEVATION: 904.69 (NAVD88)



NORTH

GRAPHIC SCALE
20 0 10 20 40
1 INCH = 20 FEET

DIAG: 40.00 X 72.49 = 82.80

PROPOSED ELEVATIONS

TOP OF BUILDING FLOOR = 905.9

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

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

JASON E. RUD
Date: 10/30/2026 License No. 41578

DRAWN BY: RAF	JOB NO: 260951HS	DATE: 10-14-26
CHECK BY: JER	FIELD CREW: DT/CT	

NO.	DATE	DESCRIPTION	BY
1	10-29-26	ADDED FIELD INFO.	RAF
2	10-30-26	CITY COMMENTS	RAF
3			

260951HS

S:\RUD\CAD\26PROJ\260951HS\260951HS.DWG

Authentisign ID: 3F4CE492-F40A-F111-B337-000D3A1FE58D



CITY OF HAM LAKE

15544 Central Avenue NE
Ham Lake, MN 55304
(763) 434-9555 info@hamlakemn.gov

PLANNING REQUEST

Date of Application 7/28/26

Date of Receipt 11/4/2026
Receipt # 0107920
Amount $ 1400.00

Meeting Appearance Dates:
Planning Commission _____ City Council _____

Please check request(s):

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

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: Elwell Farms

Address/Location of property: 14040 Opal Street NE

Legal Description of property: See survey.

PIN # 36-32-23-12-0027 Current Zoning R-A, R-1, PUD Proposed Zoning PUD

Notes: Add Abrams property to the Elwell Farms PUD to create two new residential lots

Applicant's Name: Jesse Neuman

Business Name: Elwell Farms LLC

Address 1282 187th Lane NE

City East Bethel State MN Zip Code 55011

Phone 763-238-2618 Em _____

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

SIGNATURE Jesse Neumann Digitally signed by Jesse Neumann Date: 2026.07.28 16:52:43-05'00' DATE 7/28/26

****

- FOR STAFF USE ONLY -

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

AuthentiSign ID: 3F4CE492-F48A-F111-B337-000D3A1FE58D

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 <u>will be public</u> and available to any entity requesting to inspect the information.***

DATA PRACTICES ADVISORY
TENNESSEN WARNING
REQUIRED BY MINNESOTA STATUTES CHAPTER 13.04

SIGNED BY Jesse Neumann Digitally signed by Jesse Neumann Date: 2026.07.28 16:52:52-05'00'

COMPANY/TITLE: Elwell Farms LLC

DATE: 7/28/26

Authentisign ID: 3F4CE492-F48A-F111-B337-000D3A1FE58D

CITY OF HAM LAKE
ACKNOWLEDGMENT OF RESPONSIBILITY TO REIMBURSE EXPENSES

The undersigned, Jesse Neumann **, 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:**

Minor Plat for adding Abrams property in the Elwell Farms plat

Type of Application

acknowledges that the sum of $1,400**, 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 Jesse Neumann Digitally signed by Jesse Neumann Date: 2026.07.28 16:53:02-05'00' **Dated** 7/28/26

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

Vicktor Abrams **, 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 AuthentiSign Vicktor Abrams **Dated** 07/30/26

Authentisign ID: 3F4CE492-F48A-F111-B337-000D3A1FE58D

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

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TENNESSEN WARNING
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COMPANY/TITLE: Elwell Farms LLC

DATE: 7/28/26

AuthentiSign ID: 3F4CE492-F48A-F111-B337-000D3A1FE58D

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Minor Plat for adding Abrams property in the Elwell Farms plat

Type of Application

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Applicant Signature Jesse Neumann Digitally signed by Jesse Neumann Date: 2026.07.28 16:53:02-05'00' **Dated** 7/28/26

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

Vicktor Abrams **, 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 Authentisign Vicktor Abrams **Dated** 07/30/26

RFC Engineering, Inc.
13635 Johnson Street NE
Ham Lake, MN 55304
Office (763) 862-8000
Fax (763) 862-8042

Memorandum

Date: November 5, 2026

To: Planning Commissioners

From: David A. Krugler, City Engineer

Subject: Elwell Farms West Expansion Minor Plat

Introduction:
The Sketch Plan proposes to subdivide the 58.8-acre parcel located at 14040 Opal Street NE (PID 36-32-23-12-0027), Lot 5 of Block 2, Elwell Farms First Addition, located at 13990 Opal Street NE (PID 36-32-23-12-0008), and Outlot C, Elwell Farms First Addition (PID 36-32-23-21-0009), into three lots and one future outlot.

The existing parcels are zoned Planned Unit Development (PUD), Rural Single Family Residential (R-A), and Single Family Residential (R-1). The proposed zoning for the subdivision is Planned Unit Development (PUD).

A 400-scale zoning map and 400-scale aerial photograph are attached.

Discussion:
The proposed subdivision qualifies as a Minor Plat under Section 10-101 of the City Code. Both the Preliminary Plat and Final Plat will be considered by the Planning Commission at the same meeting, following the public hearing.

Drainage and utility easements will be required around the perimeter of each proposed lot, along with an easement over County Ditch 44-7. The easement over County Ditch 44-7 will also encompass the wetlands located in the eastern portion of the property.

Based on previous parkland dedication calculations for the overall Elwell Farms development, including parkland dedication fees previously paid, proposed wetland bank credits, and additional parkland proposed for dedication as part of a future Elwell Farms addition, it is recommended that no additional parkland dedication fees be collected for this subdivision. However, the developer will be required to contribute $200 to the City's drainage fund for the two lots.

Lot 1 of Block 1, and Lot 1 of Block 2, were included in the original Sketch Plan of Elwell Farms, and their compliance with the City's lot livability requirements was demonstrated during the approval of Elwell Farms First Addition. The common lot line between Lots 1 and 2 of Block 2, will be adjusted to ensure that Lot 2 of Block 2, meets the City's lot livability requirements.

The area identified as the Outlot A is intended for a proposed wetland bank. Until the wetland bank receives the necessary approvals and the City approves the associated Conditional Use

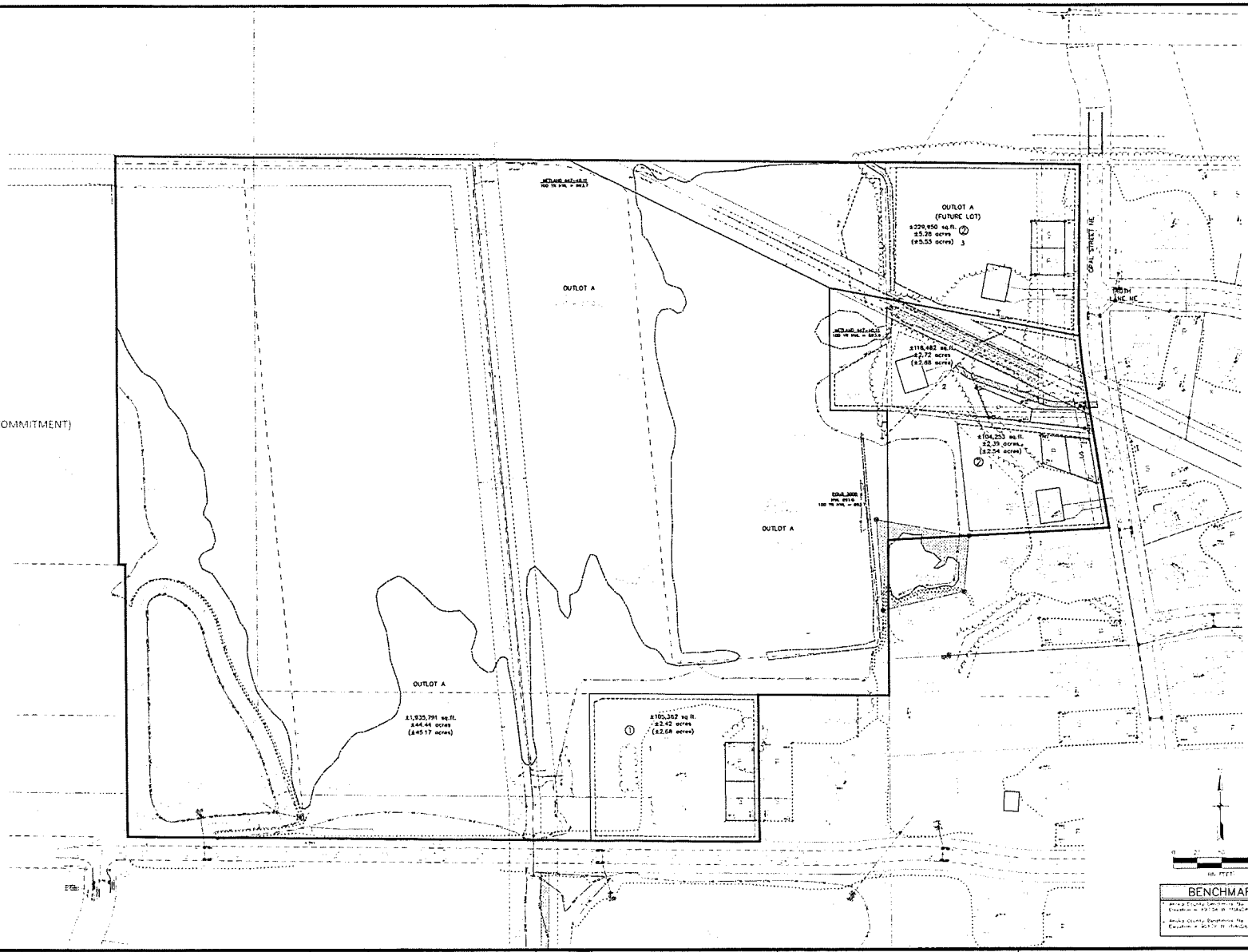
Permit (CUP) under Section 9-330.8 of the City Code, the future outlot must remain part of an adjoining lot and cannot be established as a separate parcel. The proposed lot configuration must maintain the required buildable area and otherwise comply with applicable zoning requirements until the wetland bank is approved. Following approval of the wetland bank CUP, the wetland bank area may be subdivided from the adjoining lot through a subsequent Minor Plat, provided the subdivision meets the requirements of Section 10-101 of the City Code.

The existing residence, accessory buildings, overhead electrical line, and retaining wall located at 14040 Opal Street NE are proposed to be removed. A demolition permit must be obtained from the Building Official prior to removal of the structures. Because the existing residence will be demolished and the existing septic system will not be reused, a compliance inspection of the existing septic system is not required.

The Sketch Plan identifies the locations, surface elevations, and mottling elevations of five septic soil borings on each proposed residential lot. The soil borings demonstrate that each lot contains the required 7,500 square feet of suitable area for primary and secondary individual sewage treatment systems.

Approval from the Coon Creek Watershed District (CCWD) is required for the Minor Plat. However, CCWD has confirmed that the proposed subdivision into three residential lots does not trigger the District's stormwater management requirements.

Recommendations:
It is recommended that the Elwell Farms Expansion Minor Plat Sketch Plan be recommended for approval.



CARLSON ENGINEERING
ENGINEERING
SURVEYING
PLANNING
3880 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7999
CARLSON-ENGINEERING.COM

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

Print Name: Jason J Edwin
Signature: DRAFT
Date: 10/28/25 License #: 54431

Drawn: DD
Designed: DD
Date: 10/28/25

Revisions:
1

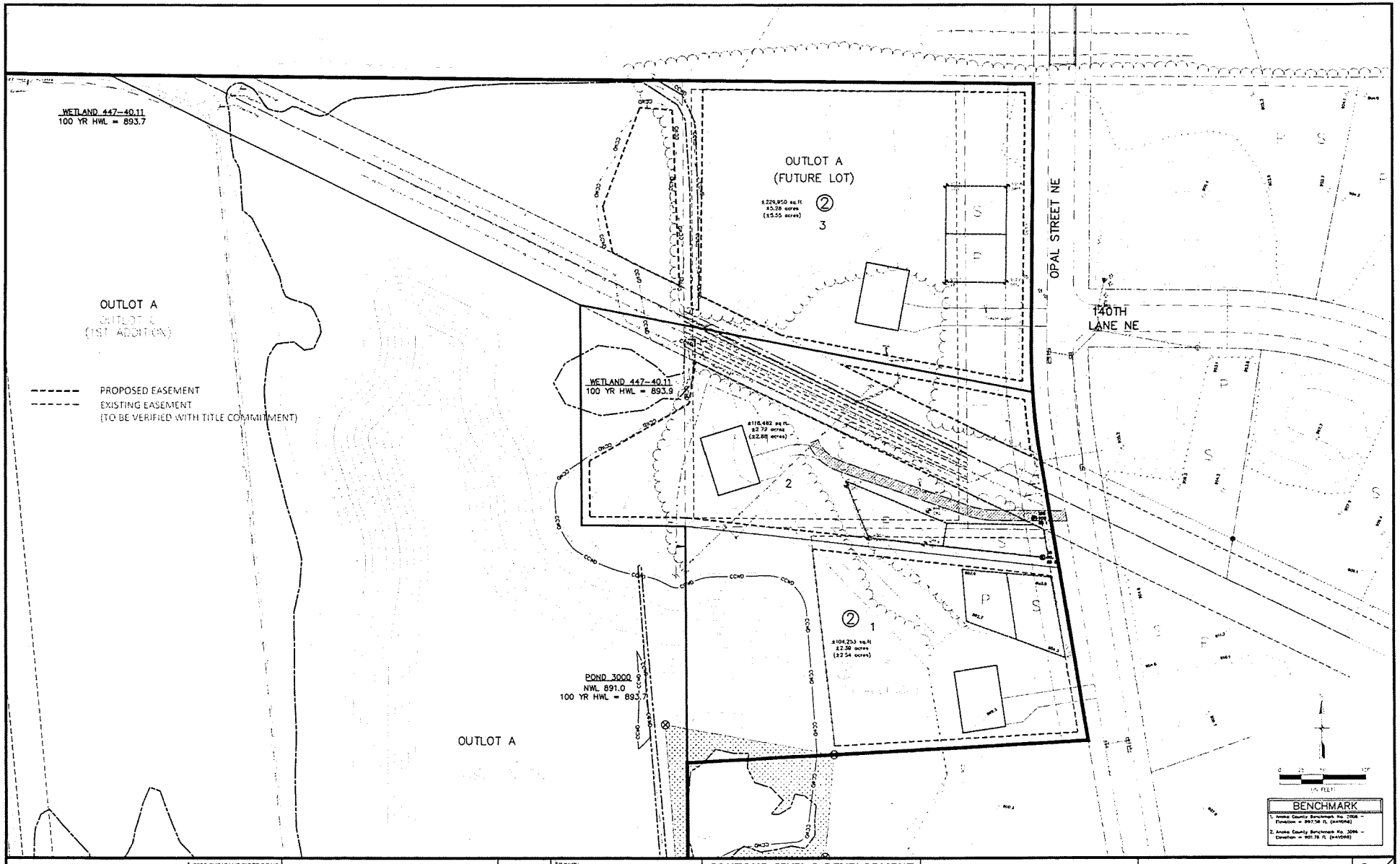
CONTOUR CIVIL & DEVELOPMENT
P.O. BOX 89
Rockford, MN 55373

ELWELL FARMS WEST EXPANSION
Ham Lake, MN

CONCEPT PLAN

1 of 2

#10941-05



CARLSON ENGINEERING ENGINEERING · SURVEYING · PLANNING

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CARLSON-ENGINEERING.COM

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

Print Name: Justin J Olson
Signature: DRAFT
Date: 10/24/25 License # 54231

Drawn: JJO
Designed: JJO
Date: 10/24/25

Revisions
1

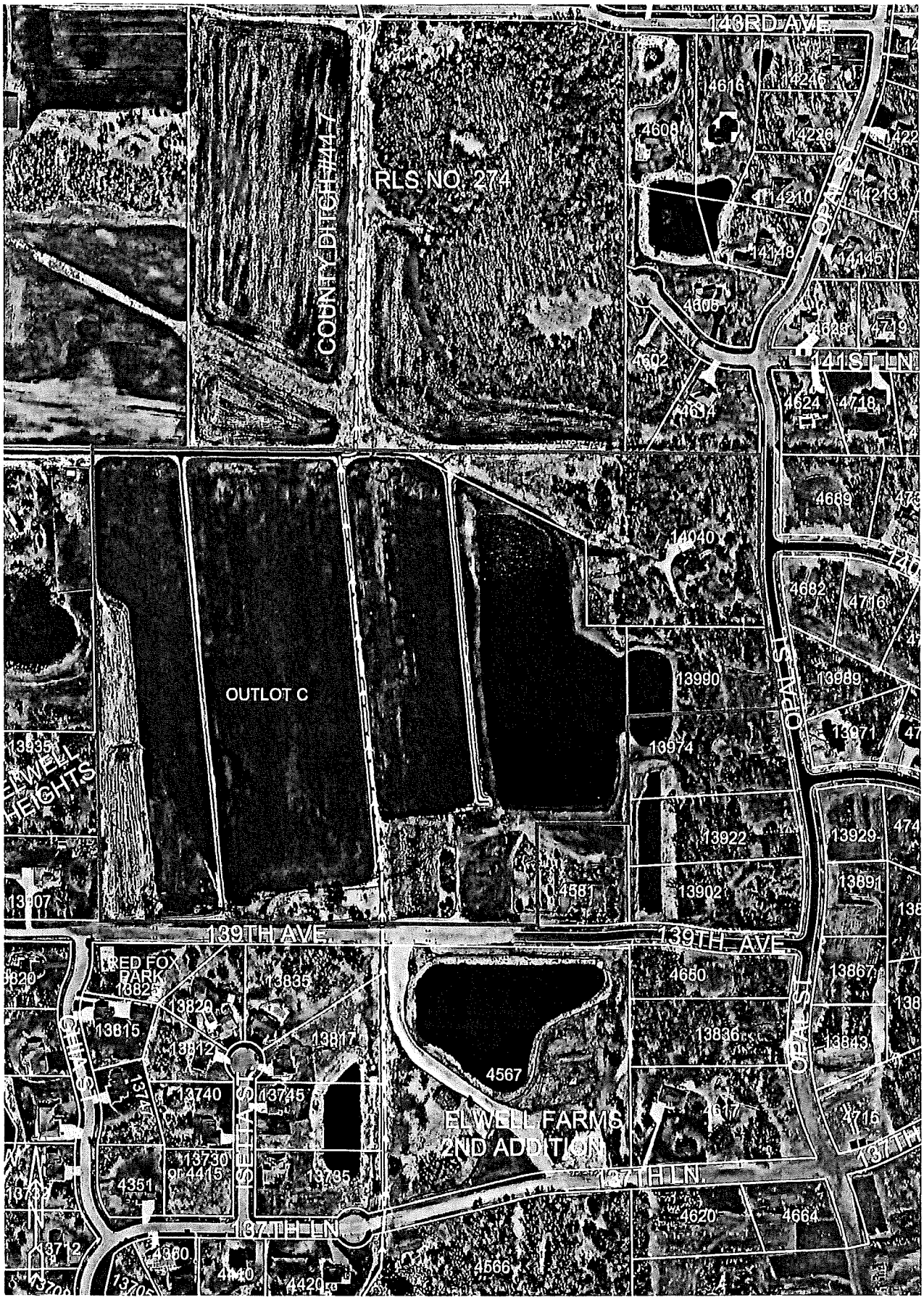
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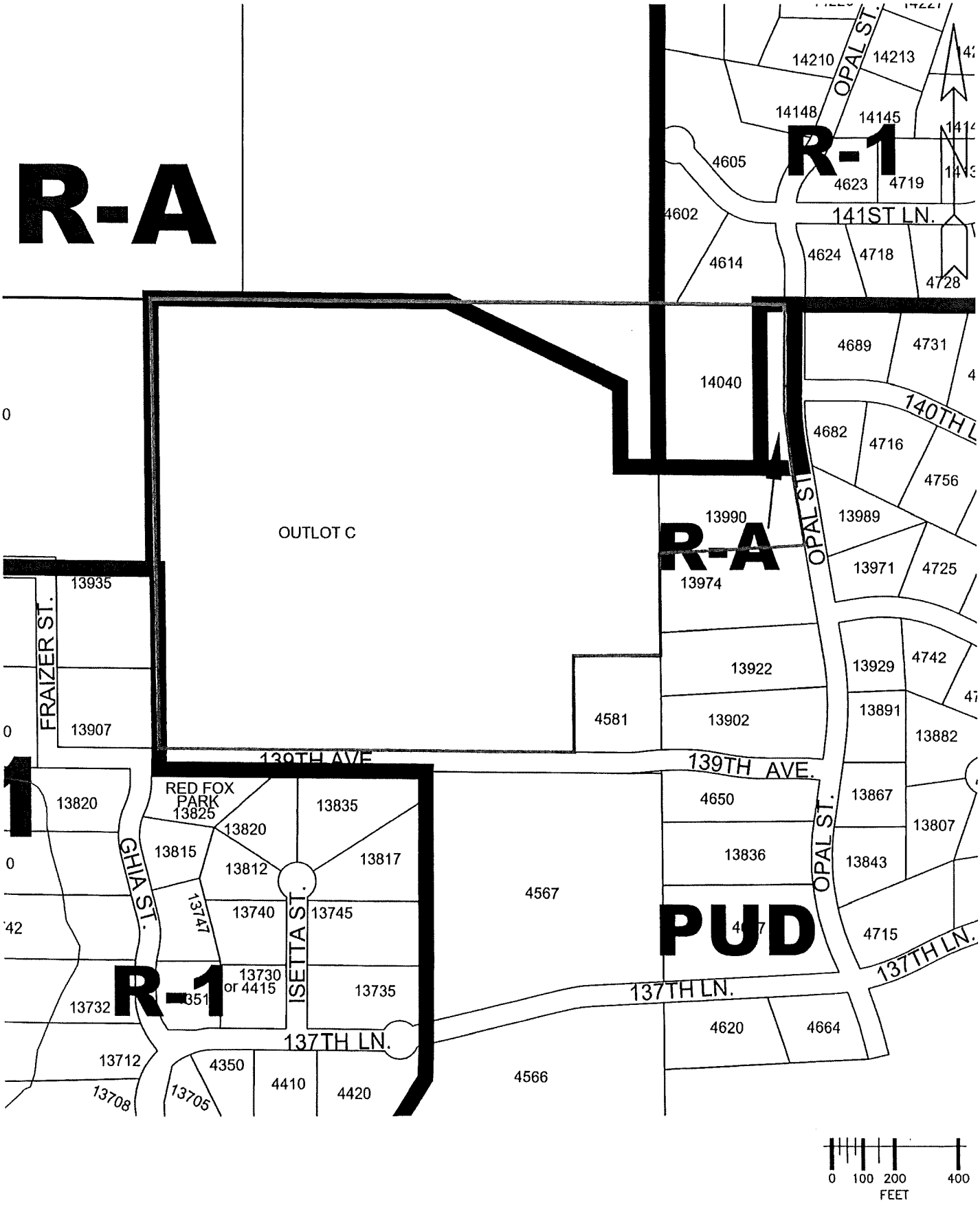
CONCEPT PLAN

2 of 2

#10941-05



0 100 200 400
FEET


R-A
R-1
R-A
PUD
R-1
OUTLOT C
OPAL ST.
OPAL ST.
OPAL ST.
FRAIZER ST.
GHIA ST.
ISETTA ST.
141ST LN.
140TH L
139TH AVE.
139TH AVE.
137TH LN.
137TH LN.
137TH LN.
RED FOX PARK
13825
14210
14213
14148
14145
4605
4623
4719
4602
4614
4624
4718
4728
4689
4731
14040
4682
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13843
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13740
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13730
or 4415
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4566
13708
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FEET