

CITY OF HAM LAKE
PLANNING COMMISSION MINUTES
MONDAY, MARCH 10, 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, David Ross, Dave Ringler and Jonathan Fisher

MEMBERS ABSENT: Commissioners Kyle Lejonvarn, Jeff Entsminger, and Erin Dixson

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

NEW BUSINESS:

Ernest and Marian Rud requesting Sketch Plan approval of Ruds Skogsted, a residential development of one single-family residential lot and one outlot in Section 23

Mr. Ernest Rud and Mr. Jason Rud of E.G. Rud & Sons, Inc. were present. Mr. Jason Rud stated the purpose of the plat is to divide the land where Ernest and Marian Rud currently have their residence into two lots so the 5.1-acre home site could be sold if needed and the proposed outlot could be developed in the future. Mr. Jason Rud stated a wetland delineation was completed in 2024, soil borings have been completed to prove livability on the proposed outlot, a secondary septic site has been identified and a septic compliance inspection was completed the week of March 3, 2025 on the 5.1-acre home site. Chair Pogalz asked Engineer Krugler to comment. Engineer Krugler stated the outlot will not need to be combined with an adjacent parcel if livability can be proven on the outlot. Engineer Krugler stated there is an existing pole barn that is over 3,000 square feet which was approved in 2013 on proposed Lot 1, Block 1 of the plat; the pole barn can remain as is due to the proposed lot being over 5 acres. Engineer Krugler stated a

special assessment for the 2020 upgrade of 155th Avenue NE was assessed against the 3958 155th Avenue NE parcel; most of the special assessment has been deferred. Engineer Krugler stated a portion of the special assessment must be paid prior to the plat being filed with Anoka County. Engineer Krugler stated a parkland dedication fee of \$2,500 and a drainage fund contribution of \$200 must be paid for Lot 1. Engineer Krugler stated livability verification will be done when the soil borings that were completed on the outlot are received by the city. Engineer Krugler stated the thoroughfare map shows an extension of Vickers Street NE from the southwest corner of the outlot along the westerly lot line of the plat to 155th Avenue NE. Engineer Krugler stated 300 feet of separation is required between the connection that is shown and Wake Street NE. Engineer Krugler stated the extension of Vickers Street NE to the north may be adjusted when the outlot is developed in the future. Engineer Krugler stated no approval is needed from Coon Creek Watershed District and no plant survey is required at this time as there will be no grading that will be done within this phase of the plat. Chair Pogalz asked Mr. Ernest Rud and Mr. Jason Rud if they had read and understood Engineer Krugler's memo dated March 4, 2025. Mr. Jason Rud stated everything is understood. **Motion by Pogalz, seconded by Fisher, to recommend approval of the Sketch Plan of Ruds Skogsted, a residential development of one single-family residential lot and one outlot in Section 23 as presented by Ernest and Marian Rud subject to paying a \$2,500 parkland dedication fee and \$200 drainage fund contribution fee for Lot 1, paying \$16,009.64 of the outstanding special assessment prior to filing the plat with Anoka County, submitting a septic certification and soil boring logs for the outlot, submitting a septic compliance inspection report for 3958 155th Avenue NE prior to preliminary and final plat approval, meeting the requirements of the City Engineer 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, March 17, 2025, agenda.*

COMMISSION BUSINESS:

City Council Update

Chair Pogalz informed the Commissioners that the City Council concurred with the Commission's recommendation to approve the preliminary and final plats and rezoning for Entsminger Estates. There will not be a Planning Commissioner present at the March 17, 2025, City Council meeting.

ADJOURNMENT:

Motion by Fisher, seconded by Ross, to adjourn the Planning Commission meeting at 6:10 p.m. All present in favor, motion carried.

Jennifer Bohr
Building and Zoning Clerk