

CITY OF HAM LAKE
PLANNING COMMISSION MINUTES
MONDAY, MARCH 14, 2022

The Ham Lake Planning Commission met for its regular meeting on Monday, March 14, 2022 in the Council Chambers at Ham Lake City Hall located at 15544 Central Avenue NE in Ham Lake, Minnesota.

MEMBERS PRESENT: Chair Brian Pogalz and Commissioners Dave Ringler, Scott Heaton, Jeff Entsminger, Jonathan Fisher and Kyle Lejonvarn

MEMBERS ABSENT: Commissioner Erin Dixon

OTHERS PRESENT: City Engineer, Tom Collins 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 Heaton, seconded by Ringler, to approve the minutes of the February 28, 2022 Planning Commission meeting as written. All present in favor, motion carried.

Commissioner Fisher arrived at 6:01 p.m.

PUBLIC HEARING:

Rachel Schmalzer requesting a Special Home Occupation Permit to operate Curls and Purls Salon at 17337 3rd Street NE.

Ms. Schmalzer was present. Ms. Schmalzer stated she is a hair stylist and she would like to provide hair styling services of haircuts and hair coloring to clients in a space in the garage at her residence. Ms. Schmalzer stated she currently rents space at a salon. Commissioner Lejonvarn completed the inspection, a copy which is on file. Commissioner Lejonvarn stated he spoke with Ms. Schmalzer by telephone. Commissioner Lejonvarn stated Ms. Schmalzer told him the salon will be located in the back half of her garage; there will be a separate entrance to the salon on the side of the garage; a concrete sidewalk leading to the entrance is currently in place. Commissioner Lejonvarn stated they discussed parking; client parking will be in her driveway. Commissioner Lejonvarn stated they also discussed business hours, number of stylists permitted in addition to herself, outside storage and delivery truck traffic. Commissioner Lejonvarn stated Ms. Schmalzer told him plumbing rough-ins for the salon were done

when the house was constructed; a wall is being built to partition the salon from the remainder of the garage. Building and Zoning Clerk Bohr stated Ms. Schmalzer has spoken with Building Official, Mark Jones, about what permits may be needed to finish the salon area.

Chair Pogalz opened the public hearing at 6:05 p.m. and asked for public comment; with there being none, Chair Pogalz closed the public hearing at 6:05 p.m.

Motion by Lejonvarn, seconded by Fisher, to recommend approval of a Special Home Occupation Permit as requested by Rachel Schmalzer to operate Curls and Purls Salon at 17337 3rd Street NE, subject to meeting the guidelines for Special Home Occupation Permits per Article 9-350.3, all activity occurring indoors, no on-street parking, having no more than one employee who does not live at the residence, not generating any traffic in excess of that normally generated by a residential dwelling unit, no outside storage, operating hours of 10:00 a.m. to 8:00 p.m. up to three days a week, obtaining the proper permits from the Building Department to construct the salon and meeting all State, City and County requirements. All present in favor, motion carried. *This item will be placed on the March 21, 2022 City Council Agenda.*

The City Council amended and approved the application as a Home Occupation Permit March 21, 2022.

NEW BUSINESS:

Hogdal Farm Limited Partnership requesting Preliminary Plat Reapproval (Previously approved February 5, 2007) of Harmony Estates 3rd Addition located in Section 22.

Nancy Braastad, Anna Carlyle and Virginia Kost were present. Ms. Braastad stated she and her siblings inherited the family farm; her brother continues to actively farm some of the land, however the family has determined residential housing development would be the best use of the remainder of the land. Ms. Braastad stated her family started the development process fifteen years ago; this project is the final phase. Ms. Braastad stated though there are very few changes to the plat, the family is requesting preliminary plat reapproval of the third phase to have the most up-to-date development plans available to offer for sale to a developer; if no developers purchase the land, the family would consider developing it themselves. Chair Pogalz asked Engineer Collins to comment on the project. Engineer Collins stated the plans included in the packet are the most recent plans for the third phase of development; the packet does include a few pages of the preliminary plat approved in 2007 just to show what was presented and approved at that time; street and lot lines are exact matches to what was approved in 2007. Engineer Collins stated revisions were needed for the drainage and utility easements due to updated wetland boundaries and revised stormwater treatment requirements. Engineer Collins stated because the revisions to the approved 2007 Preliminary Plat are considered insignificant, another public hearing was not required. Engineer Collins stated parkland dedication was required during sketch plan review; the preliminary plat dedicates 8.62 acres of parkland as Outlot D and an additional ten-feet of right-of-way on the south side of 153rd Avenue NE and 154th Avenue NE, and what will be a north/south section of Coral Sea Street NE, to construct a ten-foot wide bituminous

trail that will extend an existing trail along 153rd Avenue NE. Engineer Collins stated the overall development was zoned Planned Unit Development (PUD) in 2007 with residential housing being the primary use and farming the secondary use; no zoning revisions are needed for this phase. Engineer Collins stated some minor plan changes are needed which are: references to CSAH 61 need to be changed to CR 61, the title of the Livability Chart on page 28 needs to be changed from the 2nd Addition to the 3rd Addition and the street name on the south side of Lot 9, Block 5 needs to be changed from 153rd Avenue NE to Coral Sea Street NE; preliminary plat approval should be contingent on those items. Engineer Collins stated Coon Creek Watershed District (CCWD) granted contingent approval of the project and recently approved the proposed wetland mitigation plan which includes purchasing wetland credits. Engineer Collins stated a permit(s) is/are needed from the Anoka County Transportation Division/ACHD, soil borings indicate there is adequate area for a primary and secondary septic system on each lot, a letter of map amendment is required from the Federal Emergency Management Agency (FEMA) for Lot 6, Block 2, Lot 6, Block 3, Lots 7, 8, 12 and 13 of Block 4 and Lots 1 and 2, Block 6 as they are in a designated in flood zone; no building permits can be issued for these lots until the letters of map amendment have been approved by FEMA. Engineer Collins stated the 154th Lane NE temporary cul-de-sac right-of-way within the 2nd Addition may be vacated after the first lift of bituminous paving is completed. **Motion by Pogalz, seconded by Fisher, to recommend Preliminary Plat Reapproval (Previously approved February 5, 2007) of Harmony Estates 3rd Addition in Section 22, subject to changing references on the Preliminary Plat plan documents to CSAH 61 to CR 61, changing the title of the Livability Chart on page 28 to Harmony Estates 3rd Addition, changing the name of the street from 153rd Avenue NE to Coral Sea Street NE on the south side of Lot 9, Block 5, dedicating 8.62 acres for parkland and an additional ten-feet of right-of-way on the south side of 153rd Avenue NE and 154th Avenue NE and what will be a north/south section of Coral Sea Street NE to construct a ten-foot wide bituminous trail that will extend an existing trail along 153rd Avenue NE, obtaining the required permits from CCWD and the ACHD, meeting the requirements of the City Engineer and meeting all City, State and County requirements. All present in favor, motion carried. *This item will be placed on the March 21, 2022 City Council Agenda.***

Ms. Braastad asked how long preliminary plat approval was valid for. Engineer Collins stated one year, however, an extension was granted for this development through 2025 via Resolution 15-50 in 2015; preliminary plat approval for Harmony Estates 3rd Addition will be valid through 2025.

COMMISSION BUSINESS:

City Council Update

No Commissioners attended the last City Council meeting. Commissioner Fisher will attend the March 21, 2022 City Council meeting.

ADJOURNMENT:

Motion by Heaton, seconded by Fisher, to adjourn the Planning Commission meeting at 6:20 p.m. All present in favor, motion carried.

Jennifer Bohr
Building and Zoning Clerk