

CITY OF HAM LAKE
PLANNING COMMISSION MINUTES
MONDAY, APRIL 8, 2024

The Ham Lake Planning Commission met for its regular meeting on Monday, April 8, 2024 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, Jonathan Fisher and Erin Dixon

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 Fisher, to approve the minutes of the January 22, 2024 Planning Commission meeting as written. All in favor, motion carried.

PUBLIC HEARING:

Jesse Osborne of Storage World, requesting rezoning of portions of land from R-M (Residential – Manufactured Home) to R-A (Rural Single Family Residential) and portions of land from CD-2 (Commercial Development II) to R-A (Rural Single Family Residential) in Section 8

Mr. Jesse Osborne was present. Mr. Osborne stated the buildings in the upper northeast portion of the 16759 Polk Street NE parcel are shown as being owned by CSF Development, LLC but should be under the ownership of Storage World Inc. Mr. Osborne stated he is requesting rezoning, along with a lot line adjustment, to put the buildings under the ownership of the proper company. (The lot line adjustment will be reviewed by City Council.) Chair Pogalz asked Engineer Krugler to comment. Engineer Krugler stated the memo in the packet primarily addresses the requested lot line adjustment. Engineer Krugler stated rezoning has also been requested so that all of the land involved in this request will be under one zoning district, R-A (Rural Single Family Residential), instead of three zoning districts. Commissioner Entsminger completed the inspection; a copy which is on file. Commissioner Entsminger stated he met Mr. Osborne at the site. Commissioner Entsminger stated Mr. Osborne's request for rezoning is reasonable and straightforward.

Chair Pogalz opened the public hearing at 6:04 p.m. and asked for public comment; with there being none, Chair Pogalz closed the public hearing at 6:04 p.m.

Motion by Entsminger, seconded by Ross, to recommend approval of Jesse Osborne's request to rezone portions of land from R-M (Residential – Manufactured Home) to R-A (Rural Single Family Residential) and portions of land from CD-2 (Commercial Development II) to R-A (Rural Single Family Residential) in Section 8, subject to meeting the conditions of the City Engineer and meeting all City, County and State requirements. All in favor, motion carried. *This application will be placed on the City Council's Monday, April 15, 2024 agenda.*

PUBLIC HEARING:

Wesam Alkubaisy of Ewaz LLC, dba Pioneer Auto Tronics, requesting a Conditional Use Permit to operate an automobile repair shop at 15903 Lincoln Street NE (PID# 17-32-23-34-0019)

Mr. Ahmad Hassan, representing Mr. Wesam Alkubaisy, CEO of Pioneer Auto Tronics, was present. Mr. Hassan stated Pioneer Auto Tronics' headquarters is in Houston, TX. Mr. Hassan stated the company specializes in air bag services, seat belt repair and diagnostics, reprogramming and calibration of Advanced Driver Assistance Systems (ADAS). Mr. Hassan stated the company does diagnostics to determine what needs to be repaired after a vehicle has been involved in an accident and then reconditions the safety systems of the vehicle. Mr. Hassan stated they will be sub-leasing the location. Mr. Hassan stated they expect to service ten customer vehicles per day; six of the vehicles will be parked inside of the building and four will be parked outside. Mr. Hassan stated there will be five employees at the location which consist of four technicians, including himself, and one administrative staff person. Mr. Hassan stated business hours will be 9:00 a.m. to 5:00 p.m. Monday through Saturday. Mr. Hassan stated no mechanical repairs will be done at the site as all repairs are related to programming and calibrating various vehicle safety systems. Commissioner Fisher completed the inspection; a copy which is on file. Commissioner Fisher stated the building is currently occupied by another tenant. Commissioner Fisher stated the building has a large bay inside to park vehicles and is conducive to the type of work the company will perform there. Commissioner Fisher stated the site plan maximizes the space available for parking. Chair Pogalz asked Mr. Hassan if he was aware of the Conditional Use Permit conditions suggested by Building and Zoning Official Jones. Mr. Hassan acknowledged that he was aware of the conditions recommended Building and Zoning Official Jones.

Chair Pogalz opened the public hearing at 6:11 p.m. and asked for public comment; with there being none, Chair Pogalz closed the public hearing at 6:11 p.m.

Motion by Fisher, seconded by Entsminger, to recommend approval of the request of Wesam Alkubaisy of Ewaz LLC, dba Pioneer Auto Tronics, for a Conditional Use Permit to operate an automobile repair shop at 15903 Lincoln Street NE (PID# 17-32-23-34-0019) subject to:

- 1) **Limiting repairs to repairing seatbelts, repair or replacement of airbags and other Advanced Driver Assistance Systems (ADAS) safety programming services. No other auto repair services will be allowed, including the changing of any vehicle fluids or mechanical repairs.**
- 2) **A maximum of ten vehicles in need of repair (six parked inside of the building and four parked outside of the building) will be allowed on the site at any given time.**
- 3) **Hours of operation from 9:00 am to 5:00 pm Monday thru Saturday.**
- 4) **A maximum of five employees.**
- 5) **Meeting all City, County and State requirements.**
- 6) **Any change of use will require review by the Planning Commission and approval by the City Council.**

All in favor, motion carried. *This application will be placed on the City Council's Monday, April 15, 2024 agenda.*

Chair Pogalz asked Mr. Hassan if this is a new venture in Ham Lake. Mr. Hassan stated the Ham Lake location will be a new branch location. Mr. Hassan stated it is one of two new branch locations; the third location will be in Michigan.

NEW BUSINESS: None

COMMISSION BUSINESS:

City Council Update

Chair Pogalz stated the City Council concurred with the Planning Commission's recommendations to approve the Conditional Use Permit and Commercial Site Plan for the White and Sable wedding venue. A planning commissioner will not be present at the April 15, 2024 City Council meeting.

ADJOURNMENT:

Motion by Dixon, seconded by Fisher, to adjourn the Planning Commission meeting at 6:15 p.m. All in favor, motion carried.

Jennifer Bohr
Building and Zoning Clerk