

CITY OF HAM LAKE
PLANNING COMMISSION MINUTES
MONDAY, APRIL 12, 2021

The Ham Lake Planning Commission met for its regular meeting on Monday, April 12, 2021 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, Erin Dixon, Dave Ringler, Scott Heaton, Jonathan Fisher, and Jeff Entsminger

MEMBERS ABSENT: None

OTHERS PRESENT: City Engineer, Tom Collins, Building and Zoning Official, Mark Jones and Building and Zoning Clerk, Jennifer Bohr

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

PLEDGE OF ALLEGIANCE:

The pledge of allegiance was recited by all in attendance.

APPROVAL OF MINUTES:

Motion by Lejonvarn, seconded by Ringler, to approve the minutes of the March 22, 2021 Planning Commission meeting as written. All in favor, motion carried.

PUBLIC HEARINGS:

Alexander Hattstrom requesting a Special Home Occupation Permit to operate Tactical Finishes, LLC at 14350 Ural Street NE

Alexander Hattstrom was present. Mr. Hattstrom stated he will be operating a coating, painting and refinishing business in a detached accessory building on his property. Mr. Hattstrom stated he will primarily be using a product called Cerakote, a ceramic based enamel paint, that can be applied to a variety of substrates including metals, polymers, glass, ceramics and wood. Mr. Hattstrom stated his focus is to coat firearms, sporting goods and other consumer products. Commissioner Lejonvarn completed the inspection, a copy which is on file. Commissioner Lejonvarn stated a hard surface driveway needs to be constructed from the edge of the current driveway to the accessory building and an exhaust system needs to be installed for the paint spray booth. Commissioner Lejonvarn stated Mr. Hattstrom is in the midst of construction; the air compressor was not hooked up so he was not able to determine if the noise generated by the compressor would be audible to neighbors. Commissioner Lejonvarn stated Mr. Hattstrom has applied for a Federal Firearms License but is awaiting its issuance. Commissioner Lejonvarn stated

he informed Mr. Hattstrom that no customer traffic was permitted; Mr. Hattstrom stated he would meet customers at a local business or have items shipped to him by customers. Commissioner Ringler asked if a permit had been obtained for the garage heater; Mr. Hattstrom stated he has applied for a permit for the heater.

Chair Pogalz opened the public hearing at 6:07 p.m. and asked for public comment.

Jerry Anderson, 3723 146th Avenue NE stated he is in support of the business; he has operated a paint shop himself. Mr. Anderson asked how waste from the products used will be disposed of.

Mr. Hattstrom stated he will be using two chemicals, Simple Green, an all-natural, organic, chemical-free cleaner, to degrease products before coating them and Cerakote. Mr. Hattstrom stated Cerakote is like epoxy where it must be applied within an hour of mixing before it hardens. Mr. Hattstrom stated he will be mixing the volume of Cerakote needed for each project; he expects very little waste product. Chair Pogalz asked if it is similar to paint where it can be disposed of in a garbage can after it has dried. Mr. Hattstrom stated Cerakote has properties very similar to paint. Mr. Hattstrom stated he has found he can dispose of any waste generated at the Elk River Hazardous Waste Disposal site. Commissioner Entsminger asked if the coating was sprayed on in a paint booth and air dried or dried via an electronic process. Mr. Hattstrom stated there are two types of Cerakote, the C-series is air cooled and the H-series is heated to approximately 300 degrees to cure the coating; he will be using both products.

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

Chair Pogalz asked the Commissioners if they had questions or required further discussion on this application; there were no additional questions or comments. **Motion by Lejonvarn, seconded by Ringler, to recommend approval of a Special Home Occupation Permit as requested by Alexander Hattstrom to operate Tactical Finishes, LLC at 14350 Ural Street NE, subject to meeting the guidelines for Special Home Occupation Permits per Article 9-350.3, completing the hard surface driveway between the existing driveway and accessory building, installation of a proper exhaust system meeting Minnesota Mechanical Code requirements, obtaining a permit for the garage heater, maintaining Safety Data Sheets (SDS) on-site for chemicals and paint products used, disposing of products used in an environmentally sound manner, no coating or selling of automotive parts or accessories, no discharging of firearms on-site, no on-street parking, generating no noise that is audible to neighboring properties, no outdoor storage, operating hours of 8:00 a.m. to 3:30 p.m. seven days a week, obtaining a Federal Firearms License and providing a copy of the license to the City before assembling or coating any firearms, completion of required actions by June 1, 2021 and meeting all City, State and County requirements. All in favor, motion carried. *This item will be placed on the April 19, 2021 City Council Agenda.***

Benjamin Cedarberg of Cedar Hill Group, LLC, requesting a Conditional Use Permit to operate Everwood Friends at 4453 Crosstown Boulevard NE

Benjamin Cedarberg was present. Mr. Cedarberg stated he and his wife operate a business which manufactures heirloom quality, maple, wooden children's blocks and sells them online. Mr. Cedarberg stated they create the wooden products, warehouse the finished goods and pack and ship the blocks from the Crosstown Boulevard NE location. Commissioner Dixon completed the inspection, a copy which is on file. Commissioner Dixon stated Mr. Cedarberg is currently using a driveway that goes through the 4425 Crosstown Boulevard NE property; that driveway is going to be vacated so he will then utilize the driveway to the east that provides access to the 4453 Crosstown Boulevard NE property. Commissioner Dixon stated the parking area is gravel. Commissioner Dixon stated she asked Mr. Cedarberg how he intended to dispose of sawdust, shavings and trimmings and Mr. Cedarberg stated the property owner wants to utilize the sawdust on the property so he will be taking the bulk of the waste; any additional waste will be placed in a dumpster for disposal. Commissioner Dixon stated no customers will come to the site as all sales are done online and traffic for shipping and delivery of raw materials occurs a few times per week. Commissioner Lejonvarn asked if the parking area was hard surfaced. Commissioner Dixon stated the surface was gravel. Building and Zoning Official, Mark Jones stated if the business is not open to the public, the Code is silent on the type of surface required for parking. There was some discussion among the Commissioners about the parking surface; it was determined if the City Code does not clearly define parking surface requirements discretion can be used to determine an acceptable surface and if there will be no customers or visitors coming on-site, a gravel parking surface could be considered acceptable.

Chair Pogalz opened the public hearing at 6:19 p.m. and asked for public comment; with there being none, Chair Pogalz closed the public hearing at 6:19 p.m.

Motion by Dixon, seconded by Fisher, to recommend approval of a Conditional Use Permit as requested by Benjamin Cedarberg to operate Everwood Friends at 4453 Crosstown Boulevard NE, subject to meeting the guidelines outlined in Article 9, Section 9-210.32.vii related to generating no noise which would violate the standards for residential uses found in the Minnesota Pollution Control Agency regulations, generating no odors, fumes, vibrations or light beyond the property lines, no on-site retail sales, any construction or building modifications meeting all chapters of the Minnesota State Building Code, no accumulation of sawdust, or wood shaving or trimmings on-site, business hours of 8:00 a.m. to 6:00 p.m. Monday through Saturday, and meeting all City, State and County requirements. All in favor, motion carried. *This item will be placed on the April 19, 2021 City Council Agenda.*

Anton Vovk requesting a Conditional Use Permit to operate A & A Companies, an auto repair shop, at 13408 Highway 65 NE

Mr. Anton Vovk was present. Mr. Vovk stated he operates an auto repair business providing automotive diagnostics, maintenance and engine, transmission, suspension, brake and body repair. Commissioner Lejonvarn asked if Mr. Vovk planned to do any painting of vehicles. Mr. Vovk stated he would not be painting any vehicles. Commissioner

Entsminger completed the inspection, a copy which is on file. Commissioner Entsminger stated he talked with Mr. Vovk about painting; he understands this is not permitted. Commissioner Entsminger stated he also spoke with Mr. Vovk about the need to keep the road easement along the north side of the building clear due to it being the only access to Jetson Inc. at 13414 Highway 65 NE as well as not parking any damaged cars or cars in need of repair nor storing anything outside of the unit he is working from. Commissioner Ringler stated the memo from Building and Zoning Official Jones stated damaged cars have been parked in spaces on the north side of the building; what action is being taken to address that issue. Commissioner Entsminger stated he spoke with Building and Zoning Official Jones about the parking and storage issues on the north side of the building; Building and Zoning Official Jones is currently doing annual Conditional Use Permit (CUP) inspections at the site and is addressing issues related to outside storage, parking and any other violations he discovers.

Chair Pogalz opened the public hearing at 6:26 p.m. and asked for public comment; with there being none, Chair Pogalz closed the public hearing at 6:26 p.m.

Anthony Revutskiy, property owner at 13408 Highway 65 NE, was present. Chair Pogalz asked Mr. Revutskiy to comment on how well his tenants are complying with the conditions of their CUP's and parking requirements. Mr. Revutskiy stated he has to address some issues from time to time but overall things are better than they used to be. Mr. Revutskiy stated he has talked with the owner of Jetson's Inc. about posting no parking signs along the road easement to help correct the issue of vehicles blocking the roadway.

Chair Pogalz asked the Commissioners if they had questions or required further discussion on this application; there were no additional questions or comments. **Motion by Entsminger, seconded by Fisher, to recommend approval of the application by Anton Vovk, requesting a Conditional Use Permit to operate A & A Companies at 13408 Highway 65 NE subject to the following conditions: (1) No motor vehicle sales (2) Allocating a total of thirteen parking spaces; three in front of the suite the business is renting (#109) for employee parking during business hours only and ten in the fenced area as presented on the site plan (3) All parking to be on hard surface in designated areas as shown on the site plan (4) A maximum of three employees (5) No outside storage of liquids, tires, parts, etc. (6) All repairs to be done inside the building (repairs include general auto maintenance and mechanical work such as replacing brakes, headlights and bulbs; all fluids to be contained and disposed of according to County and State requirements (7) No painting at this location (8) Hours of operation to be 9:00 a.m. to 6:00 p.m., Monday through Saturday (9) Security Lighting required (10) Maintain an open fire lane on the north side of the building (11) Meeting all City, State and County requirements. All in favor, motion carried. *This item will be placed on the April 19, 2021 City Council Agenda.***

William Dwyer requesting a Conditional Use Permit to operate Gunner Insulation at 14665 Buchanan Street NE, Units 1 & 2

Pat Dwyer was present. Mr. Dwyer stated Gunner Insulation is an insulation installation and general contracting company. Mr. Dwyer stated the company is leasing units one and two of the building and they have twenty to twenty-five employees. Commissioner Heaton completed the inspection, a copy which is on file. Commissioner Heaton stated the front parking lot is striped and has designated handicap parking spaces. Commissioner Heaton stated insulation materials, various tools and insulation equipment are stored in the warehouse area; employees come to the building in the morning but then drive company trucks to job sites; the company's fleet of ten trucks are parked outside behind the building. Commissioner Lejonvarn asked if there was lighting in the back of the building. Mr. Dwyer stated there are wall packs in the back. Commissioner Heaton stated there is residential property to the west of the building but does not feel the business activity would be disruptive to the nearby residents.

Chair Pogalz opened the public hearing at 6:39 p.m. and asked for public comment; with there being none, Chair Pogalz closed the public hearing at 6:39 p.m.

Motion by Heaton, seconded by Ringler, to recommend approval of the application by William Dwyer, requesting a Conditional Use Permit to operate Gunner Insulation at 14665 Buchanan Street NE, Units 1 & 2, subject to the following conditions: operating hours of 6:30 a.m. to 7:30 p.m. Monday through Friday with occasional Saturdays, no outside storage of materials, parking per site plan for passenger vehicles in front of the building and company trucks in the back of the building, and meeting all City, State and County requirements. All in favor, motion carried. *This item will be placed on the April 19, 2021 City Council Agenda.*

Harlan Worsham requesting a Conditional Use Permit to operate Solid Rock Construction at 14665 Buchanan Street NE, Unit 4

Harlan Worsham was present. Mr. Worsham stated Solid Rock Construction specializes in commercial and residential interior and exterior remodeling and new construction; the company has thirteen employees and many subcontractors most of which drive a company vehicle and work off-site at job locations. Commissioner Heaton completed the inspection, a copy which is on file. Commissioner Heaton stated Solid Rock Construction is leasing unit four. Commissioner Heaton stated the usage of the building is similar to that of Gunner Insulation as there are offices at the front of the building and materials, tools and equipment are stored in the warehouse area. Commissioner Lejonvarn asked if the parking lot in the back of the building was striped. Commissioner Heaton stated he didn't believe the parking lot in the back was striped.

Chair Pogalz opened the public hearing at 6:42 p.m. and asked for public comment; with there being none, Chair Pogalz closed the public hearing at 6:43 p.m.

Motion by Heaton, seconded by Fisher, to recommend approval of the application by Harlan Worsham, requesting a Conditional Use Permit to operate Solid Rock Construction at 14665 Buchanan Street NE, Unit 4, subject to the following conditions: operating hours of 7:00 a.m. to 7:00 p.m. Monday through Friday with occasional Saturdays, no outside storage of materials, parking per site plan for passenger vehicles in front of the building and company trucks in the back of the

building, and meeting all City, State and County requirements. All in favor, motion carried. *This item will be placed on the April 19, 2021 City Council Agenda.*

NEW BUSINESS:

Andrew Berg requesting a Certificate of Occupancy to operate Latitude Studios Co. at 14665 Buchanan Street NE, Unit 3

Andrew Berg was present. Mr. Berg stated he is just starting Latitude Studios Co. Mr. Berg stated he will manufacture backyard office studios, sheds and gazebos (that are fully heated and cooled) by repurposing shipping containers. Mr. Berg stated he will have some floor models for customers to see on-site but will custom manufacture other units. Mr. Berg stated at present he is the only employee but hopes to have up to eight employees in the future. Commissioner Heaton completed the inspection, a copy which is on file. Commissioner Heaton stated Mr. Berg has a great business concept. **Motion by Heaton, seconded by Ringler, to recommend approval of the Certificate of Occupancy requested by Andrew Berg to operate Latitude Studios Co. at 14665 Buchanan Street NE, Unit 3, subject to the following conditions: operating hours of 7:00 a.m. to 7:30 p.m. Monday through Saturday, no outside storage, deliveries occurring between the hours of 7:30 a.m. to 7:30 p.m. Monday through Saturday, and meeting all City, State and County requirements. All in favor, motion carried.** *This item will be placed on the April 19, 2021 City Council Agenda.*

Holiday Stationstores LLC requesting Sketch Plan approval for a Minor Plat in Section 5
Jim Goepfner, Real Estate Development Manager and Denny Honsa of Honsa Surveying were present. Mr. Goepfner stated Holiday Stationstores intends to raze the current Holiday store and construct a new store and parking lot which will provide a new, more user-friendly convenience store space, ten gas pumps, a diesel fueling island and car wash. Mr. Goepfner stated the store brand will be Circle K a brand of Alimentation Couche-Tard which acquired Holiday in 2017. Mr. Goepfner provided images of the current site as well as the future site. Mr. Honsa provided an explanation of the sketch plan, including future street construction plans and land that will be dedicated to the City by Holiday for a trail that will run between Soderville Park and Chisholm Street NE. Mr. Honsa stated an additional outlot will be created to allow for future development of four to five residential lots in the southeast portion of the property. Commissioner Lejonvarn asked if the trail would be paved. Engineer Collins stated commercial plats do not have parkland requirements but Holiday has elected to dedicate land for a trail as it is in close proximity to the park which has no concession stand; once the development is platted, discussions and recommendations can be made for trail construction with funds from the Park and Beach fund. Commissioner Heaton asked what type of water treatment system the new store would have. Engineer Collins stated it is going to be a septic system. Chair Pogalz asked Engineer Collins to review his April 7, 2021 memo. Engineer Collins stated the proposed plat is located within the Commercial/Industrial Planned Unit Development Overlay District (CPOD) and future submissions must meet the procedural requirements of Article 9-420. Engineer Collins stated this plat will contain two zoning districts, Commercial Tier 1 (CD-1) and Residential Single Family (R-1) and will follow minor plat procedures. Engineer Collins stated Outlot A on the sketch plan will need to be separated into two outlots, with the westerly outlot being zoned CD-1 and the easterly R-1. Engineer Collins stated that a commercial site plan will be reviewed by the Planning Commission

in the future. **Motion by Pogalz, seconded by Fisher, to recommend approval of the Sketch Plan as presented by Holiday Stationstores LLC for a minor plat in Section 5 subject to meeting the recommendations of the City Engineer and meeting all City, State and County requirements. All in favor, motion carried. *This item will be placed on the April 19, 2021 City Council Agenda.***

COMMISSION BUSINESS:

City Council Update

Commissioner Entsminger attended the April 5, 2021 City Council meeting. Commissioner Lejonvarn will be attending the April 19, 2021 City Council meeting.

ADJOURNMENT:

Motion by Heaton, seconded by Dixson, to adjourn the Planning Commission meeting at 7:07 p.m. All in favor, motion carried.

Jennifer Bohr
Building and Zoning Clerk