

CITY OF HAM LAKE
PLANNING COMMISSION MINUTES
MONDAY, JULY 11, 2022

The Ham Lake Planning Commission met for its regular meeting on Monday, July 11, 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, Kyle Lejonvarn, Scott Heaton, Jeff Entsminger and Erin Dixon

MEMBERS ABSENT: Commissioner Jonathan Fisher

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 Lejonvarn, seconded by Ringler, to approve the minutes of the June 27, 2022 Planning Commission meeting as written. All present in favor, motion carried.

PUBLIC HEARING: None

NEW BUSINESS:

Richard and Diane Sylvester requesting Sketch Plan approval for Toby's Trails (7 single family residential lots) located in Section 15.

Mr. and Mrs. Richard Sylvester were present. Mr. Matt Davich from E.G. Rud & Sons land surveying company spoke on behalf of Mr. & Mrs. Sylvester and stated Mr. & Mrs. Sylvester's children would like to build new homes so they are subdividing the land for this reason. Mr. Davich stated there will be seven lots in the subdivision; the existing home will remain on one lot. Commissioner Heaton asked if the Sylvester's will be paving part of Naples Street NE and one driveway. Mr. Davich stated they would be paving a portion of Naples Street NE and he was informed that the driveway of Lot 1 would need to be paved if the residents requested any building permits in the future. Mr. Sylvester stated he has been obtaining estimates for the paving of Naples Street NE; he may pave at least some of the driveway if feasible. Commissioner Lejonvarn asked if the existing accessory building was used for business purposes or storage. Mr.

Sylvester stated it is used for storage. Chair Pogalz asked Engineer Krugler to comment on the plat. Engineer Krugler stated the plat consists of seven lots. Engineer Krugler stated currently the property has two zoning districts within it, R-A, Rural Single Family Residential and R-1, Single Family Residential; the entire plat will be zoned R-1 following final plat approval. Engineer Krugler stated Naples Street NE will need to be upgraded and paved to the southeast corner of the plat. Engineer Krugler stated Naples Street NE is a municipal state aid street and the street design must meet MnDOT state aid standards for a 9-ton structural capacity roadway. Engineer Krugler stated the existing street right-of-way is wide enough to accommodate a bike lane; easements were obtained north of Constance Boulevard NE from previously approved plats so no bike path easement along Constance Boulevard NE is warranted. Engineer Krugler stated input from the Anoka County Highway Department will determine if the proposed driveway access for Lots 3-7 will be permitted. Engineer Krugler stated the southerly portion of Lot 7 is designated as FEMA Zone A; no construction will be permitted in that area. **Motion by Pogalz, seconded by Lejonvarn, to recommend approval of the Toby's Trails Sketch Plan presented by Richard and Diane Sylvester for a 7-lot single family residential plat located in Section 15 subject to paving Naples Street NE to meet MnDOT state aid standards for a 9-ton structural capacity roadway to the SE Corner of Lot 1, accepting monies in lieu of parkland with credit given for bike lane construction costs, completing a compliance inspection on the existing septic system on Lot 1, receiving approval from the City Council to allow the existing 3,200 square foot accessory building to remain on the property, obtaining approval from the Anoka County Highway Department for (5) driveway accesses onto Constance Boulevard NE, obtaining Coon Creek Watershed approval, 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 July 18, 2022 City Council Agenda.***

COMMISSION BUSINESS:

City Council Update

A commissioner was not present at the July 5, 2022 City Council meeting; no update was given. A Planning Commissioner will not be present at the July 18, 2022 City Council meeting.

ADJOURNMENT:

Motion by Heaton, seconded by Dixon, to adjourn the Planning Commission meeting at 6:09 p.m. All present in favor, motion carried.

Jennifer Bohr
Building and Zoning Clerk