

CITY OF HAM LAKE  
PLANNING COMMISSION MINUTES  
MONDAY, SEPTEMBER 12, 2022

The Ham Lake Planning Commission met for its regular meeting on Monday, September 12, 2022 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, Scott Heaton, Jonathan Fisher, Dave Ringler and Erin Dixon

**MEMBERS ABSENT:** Commissioner Jeff Entsminger

**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 Fisher, to approve the minutes of the August 22, 2022 Planning Commission meeting as written. All present in favor, motion carried.**

**NEW BUSINESS:**

Jeff Stalberger, HFN Properties, LLC., requesting Sketch Plan approval for Hidden Forest East 4<sup>th</sup> Addition (22 Single Family Residential lots and 3 outlots) in Sections 24 and 25  
Mr. Jeff Stalberger, Mr. Jeff Stalberger, Jr. and Mr. Ryan Stalberger were present. Mr. Jeff Stalberger stated Hidden Forest East 4<sup>th</sup> Addition will have 22 lots, three which were originally part of Hidden Forest East 3<sup>rd</sup> Addition. Mr. Jeff Stalberger stated the three northernmost lots were converted to an outlot after the Hidden Forest East 3<sup>rd</sup> Addition preliminary plat review because additional evaluation of the land needed to be done to determine if it would be feasible to develop that area. Mr. Jeff Stalberger stated he has been working with the City Engineer to ascertain where access to Lexington Avenue NE could be in the future; conceptually 150<sup>th</sup> Avenue NE will extend to the west through a “future phase” as shown on the Hidden Forest East 4<sup>th</sup> Addition concept plan. Mr. Jeff Stalberger stated there are three outlots (A, B, C) shown on the concept plan. Mr. Jeff Stalberger stated his intention is to deed outlot A back to the Bexell family and outlots B and C back to the Knoll family. Chair Pogalz asked Mr. Jeff Stalberger if another ingress/egress connection is one, future phase away as there have been several serious

accidents at the intersection of 143<sup>rd</sup> Avenue NE and Lexington Avenue NE, the only ingress/egress to the three current Hidden Forest East developments. Mr. Jeff Stalberger stated it will depend on land acquisition negotiations with the land owners. Mr. Jeff Stalberger stated Engineer Collins informed him that Anoka County Highway Department has applied for a grant to upgrade Lexington Avenue NE in 2026. Chair Pogalz asked Engineer Krugler to comment on the development. Engineer Krugler stated FEMA Letters of Map Amendment will be needed for Lots 1, 2, 3, 5, 6 and 7, Block 1, Lot 2, Block 2 and Lot 3, Block 3 and that money in lieu of parkland should be recommended for this development; the Coon Creek Watershed District will require that post development 100-year discharge rates do not exceed pre-development 25-year rates and a National Heritage Information System data review by the DNR will be required to determine if any state-protected species may be located within the plat boundary. Mr. Jeff Stalberger stated he knows there are some huckleberry plants within the development that are considered state-protected species. **Motion by Pogalz, seconded by Fisher, to recommend approval of the Sketch Plan presented by Jeff Stalberger, HFN Properties, LLC, for Hidden Forest East 4<sup>th</sup> Addition, a 22-lot single family residential development, 3 outlots located in Sections 24 and 25 subject to obtaining FEMA Letters of Map Amendment for Lots 1, 2, 3, 5, 6 and 7, Block 1, Lot 2, Block 2 and Lot 3, Block 3, accepting money in lieu of parkland, meeting the recommendations of the City Engineer and meeting all City, State and County requirements. All present in favor, motion carried.** *This application will be placed on the City Council's Monday, September 19, 2022 agenda.*

Chair Pogalz asked Mr. Jeff Stalberger if he plans to finish the platting process this year. Mr. Jeff Stalberger stated he intends to complete the plat process next year.

#### **COMMISSION BUSINESS:**

##### City Council Update

Chair Pogalz stated the City Council approved the Special Home Occupation Permit for Bakkene Machining and Service less the suggested recommendation allowing customer traffic; Article 9 of the City Code must be amended to allow customer traffic. The Planning Commission will review some provisions in Article 9 in the future. Chair Pogalz informed the Commissioners the City has contracted with a new law firm, Berglund, Baumgartner, Kimball and Glaser, LLC. There will not be a Planning Commissioner present at the September 19, 2022 City Council meeting.

#### **ADJOURNMENT:**

**Motion by Heaton, seconded by Fisher, to adjourn the Planning Commission meeting at 6:17 p.m. All present in favor, motion carried.**

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Jennifer Bohr  
Zoning and Building Clerk