

CITY OF HAM LAKE  
PLANNING COMMISSION MINUTES  
MONDAY, OCTOBER 10, 2022

The Ham Lake Planning Commission met for its regular meeting on Monday, October 10, 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, Jeff Entsminger and Erin Dixon

**MEMBERS ABSENT:** Commissioners Scott Heaton and 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 Dixon, to approve the minutes of the September 12, 2022 Planning Commission meeting as written. All present in favor, motion carried.**

**PUBLIC HEARING:**

Larry Schwartz requesting Preliminary Plat and Final Plat Approval and Rezoning from R-A, Rural Single Family Residential to R-1, Single Family Residential, for Schwartz Estates (3 single family residential lots) located in Section 23.

Mr. Larry Schwartz was present. Mr. Schwartz stated the preliminary and final plans being presented tonight are the same as the sketch plan with the exception of a modification that was done to Lot 1; the house pad was moved to ensure the existing pole building would be located to the side of the proposed house rather than in front of it. Chair Pogalz asked Engineer Krugler to comment on the project. Engineer Krugler stated the plat has received conditional approval from the Coon Creek Watershed District, all required soil borings have been completed and a drainage fee (and a parkland dedication fee) must be paid for all lots. Commissioner Dixon completed the inspection, a copy which is on file. Commissioner Dixon stated there is an existing pole shed on Lot 1 that will remain and the existing fencing on the property will be taken down; the site looks suitable for development.

**Chair Pogalz opened the public hearing at 6:04 p.m. and asked for public comment.**

Jean Kucera, 15512 Austin Street NE. Ms. Kucera stated she wanted to understand what will be happening with the property.

Chair Pogalz stated the larger parcel, currently addressed as 4012 155<sup>th</sup> Avenue NE, will be divided into three lots.

Ryan Schwartz, son of Larry Schwartz, stated they are dividing the property to keep it in the family. Mr. Schwartz stated there was a house fire at the site last year that prompted the family to decide to divide the property. Mr. Ryan Schwartz stated he will living on one lot and his sister and parents will live on the other two lots.

**Chair Pogalz closed the public hearing at 6:08 p.m.**

**Motion by Dixson, seconded by Lejonvarn, to recommend approval of the request of Larry Schwartz for Preliminary and Final Plat approval and Rezoning of Schwartz Estates, a 3 lot Minor Plat, from R-A, Rural Single Family Residential, to R-1, Single Family Residential, located in Section 23 (PID# 23-32-23-14-0003), subject to paying a parkland and drainage fee for each lot, 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 October 17, 2022 City Council Agenda.***

**NEW BUSINESS:**

Larson Systems, Inc. requesting Commercial Site Plan approval to construct a 9,900 square foot building and a 17,776 square foot addition (east addition) to the existing 24,000 square foot building at 13847 Aberdeen Street NE (PID# 32-32-23-13-0026).

Mr. Dave Larson was present. Mr. Larson stated he started the business in 1979 in Crystal and after two moves settled in Ham Lake in 2017. Mr. Larson stated his business consists of manufacturing spring testing equipment and commercial grade kennel equipment; both businesses have grown and more space is needed. Mr. Larson stated the expansion will occur in three phases-constructing the 9,900 square foot building this year, adding the east addition in the spring and adding an addition to the north sometime in the future. Chair Pogalz asked Engineer Krugler to comment. Engineer Krugler stated the 100-year flood elevation of the proposed easterly of the southern two stormwater basins is a concern as the bituminous pavement adjacent to the storm pond could be under water by 1.23 feet during a 100-year flood event; the owners have submitted documentation that this is acceptable. Engineer Krugler stated a public hearing will need to be held in the future to vacate drainage and utility easements that remain after Lot 1, Block 2 Enterprise Plaza 2<sup>nd</sup> Addition and Lot 1, Block 2, Larson's Commercial Park were combined to create a larger lot addressed as 13847 Aberdeen Street NE. Engineer Krugler stated the Coon Creek Watershed District has conditionally approved a permit for this project. Engineer Krugler stated a MPCA Construction Stormwater Permit is also required because the disturbed area is over one-acre; these permits must be obtained before grading operations can commence. Commissioner Lejonvarn completed the inspection, a copy which is on file. Commissioner Lejonvarn stated there are currently trees that provide screening on the east side of the parcel; the applicant has started to

plant trees on the southside of the parcel but the screening may have to be redone due to the location of the 9,900 square foot building. Commissioner Lejonvarn stated the building may need to be the screening in the southeast corner of the property due to how close it will be to the drainage and utility easement. Mr. Larson stated he was aware that the current screening may need to be moved and will make the area as attractive as he can. Commissioner Lejonvarn stated there are some storage containers outside, they will be removed once the new building and the east addition are completed. Commissioner Dixon asked if the southeast building would be used for warehouse space. Mr. Larson stated some assembly will be done in the building initially and then it would be converted to warehouse use. Commissioner Dixon asked if there would be noise generated by the assembly work during second shift that would be audible to the neighbors. Mr. Larson stated he has not received any noise complaints from the neighbors in the past. Chair Pogalz asked about vehicles and semis that come to the property. Commissioner Lejonvarn stated he discussed the proposed septic systems and required maintenance of them with Mr. Larson. **Motion by Lejonvarn, seconded by Ringler, to recommend approval of the commercial site plan to construct a 9,900 square foot building and a 17,776 square foot addition (east addition) to the existing 24,000 square foot building at 13847 Aberdeen Street NE (PID# 32-32-23-13-0026) subject to adding screening along the south property line adjacent to 1555 138<sup>th</sup> Avenue NE that meets the requirements of Article 11-1853 of the City Code, installing the southeasterly septic area outside of the 100-year elevations of the existing pond to the west (894.73) and the existing pond to the north (894.97), coordinating septic siting with the building permit review, installing retaining walls to the west and/or north of the proposed septic area if required, adhering to the monitoring and mitigation plan for a Type III subsurface sewage treatment system as directed by the Building Official and submitting documentation as required by the plan, obtaining required permits from the Coon Creek Watershed District and MPCA prior to the commencement of grading operations, obtaining City Council approval of the vacation of easements at a future City Council meeting and meeting all City, State and County requirements. All present in favor, motion carried. *This item will be placed on the October 17, 2022 City Council Agenda.***

#### **COMMISSION BUSINESS:**

##### City Council Update

Chair Pogalz informed the Commissioners that the City Council concurred with the recommendation to approve the sketch plan of Hidden Forest East 4<sup>th</sup> Addition at the September 19, 2022 meeting. Chair Pogalz will attend the October 17, 2022 City Council meeting.

#### **ADJOURNMENT:**

**Motion by Dixon, seconded by Lejonvarn, to adjourn the Planning Commission meeting at 6:27 p.m. All present in favor, motion carried.**

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Jennifer Bohr  
Building and Zoning Clerk