

CITY OF HAM LAKE

15544 Central Avenue NE
Ham Lake, Minnesota 55304
(763) 434-9555
Fax (763) 434-9599

CITY OF HAM LAKE PLANNING COMMISSION AGENDA MONDAY, FEBRUARY 13, 2023

CALL TO ORDER: 6:00 p.m.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES: January 23, 2023

PUBLIC HEARINGS: None

NEW BUSINESS:

1. Kevin Hentges, Hentges Turf Farm, Inc., requesting Sketch Plan approval for the Hentges Addition Minor Plat (2 lots) in Sections 15 and 22.

COMMISSION BUSINESS:

1. City Council Update

CITY OF HAM LAKE
PLANNING COMMISSION MINUTES
MONDAY, JANUARY 23, 2023

The Ham Lake Planning Commission met for its regular meeting on Monday, January 23, 2023 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, Scott Heaton, Jeff Entsminger, Jonathan Fisher and Erin Dixon

MEMBERS ABSENT: None

OTHERS PRESENT: City Attorney Mark Berglund, 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 January 9, 2023 Planning Commission meeting as written. All in favor, motion carried.

PUBLIC HEARING: None

NEW BUSINESS:

Brett Slepica Construction, Inc., on behalf of Northland Mfg. Inc., requesting Commercial Site Plan Approval to construct an awning and canopies at 17808 Central Avenue NE.

Mr. & Mrs. Mike Goetz, owners of Northland Mfg. Inc., were present. (Mr. Slepica arrived at 6:09 p.m.) Mr. Goetz stated he would like to construct awnings/canopies to cover the outside HVAC equipment and over exit doors to shelter the equipment and people from the snow and ice that slides off the roof. Mr. Goetz stated sometimes doors cannot be opened after snow slides off of the roof causing a potential safety issue. Mr. Goetz stated a new metal roof was constructed on the building last fall; the contractor is going to attach snow guards to the roof in the near future to try to keep snow and ice from sliding off of the roof. Chair Pogalz asked if Mr. Goetz intended to store anything under the awning on the south side of the building. Mr. Goetz said he did not. Commissioner Fisher completed the inspection; a copy which is on file. Commissioner Fisher stated he visited the site; the request is acceptable and should be approved. **Motion by Fisher,**

seconded by Heaton, to recommend approval of the commercial site plan/building permit request by Brett Slepica Construction, Inc., on behalf of Northland Mfg. Inc., at 17808 Central Avenue NE, to construct canopies/awnings per the construction plans and information submitted and meeting all City, State and County requirements. All in favor, motion carried. *This item will be placed on the February 6, 2023 City Council Agenda.*

COMMISSION BUSINESS:

City Council Update

Commissioner Ringler attended the January 17, 2023 City Council meeting. Commissioner Ringler stated the City Council concurred with the Commission's recommendations for the Preliminary and Final Plat of Crosstown Rolling Acres Fourth Addition and Sketch Plan for Toby's Trails; the City Council had some discussion about potential further subdivision of the lots in Toby's Trails; City Code will need to be met if any of the lots have a driveway out letting onto Naples Street NE (the portion of the plat that would abut Naples Street NE) would need to be paved. A Planning Commissioner will not be present at the February 6, 2023 City Council meeting.

ADJOURNMENT:

Motion by Fisher, seconded by Heaton, to adjourn the Planning Commission meeting at 6:18 p.m. All in favor, motion carried.

Jennifer Bohr
Building and Zoning Clerk



CITY OF HAM LAKE

PLANNING REQUEST

15544 Central Avenue NE
Ham Lake, MN 55304

Phone (763) 434-9555 Fax (763) 235-1697

Date of Application 1-24-23

Date of Receipt 1-24-23
Receipt # 95238

Meeting Appearance Dates:
Planning Commission 2-13-23 City Council _____

Please check request(s):

- Metes & Bounds Conveyance
- Sketch Plan
- Preliminary Plat Approval*
- Final Plat Approval
- Rezoning*
- Multiple Dog License*

- Commercial Building Site
- Certificate of Occupancy
- Home Occupation Permit
- Conditional Use Permit (New)*
- Conditional Use Permit (Renewal)
- Other

**NOTE: Advisory Signage is required for land use alterations and future road connections. This application also requires a Public Hearing. Such fees shall be deducted from deposit.*

Development/Business Name: HENTGES TURF FARM, INC./ HENTGES ADDITION

Address/Location of property: 15610 Naples Street NE, Ham Lake, MN

Legal Description of property: Prt NE 1/4, Sec 22, and the SE 1/4, Sec. 15, T. 32, R. 23, Anoka County

PIN # 15-32-23-44-0003 and 22-32-23-11-0004 Current Zoning R-A Proposed Zoning R-A + R-1

Notes: REQUESTING CONSIDERATION OF A SKETCH PLAN.

Applicant's Name: KEVIN HENTGES

Business Name: HENTGES TURF FARM, INC.

Address 15421 RENDOVA STREET NE

City HAM LAKE State MN Zip Code 55304

Phone _____ Cell Phone 612-369-6371 Fax _____

Email address hentgesturf@aol.com

You are advised that the 60-day review period required by Minnesota Statutes Chapter 15.99 does not begin to run until all of the required items have been received by the City of Ham Lake.

SIGNATURE [Signature] DATE 1-24-23

- FOR STAFF USE ONLY -

ACTION BY: Planning Commission _____
City Council _____

PROPERTY TAXES CURRENT YES NO

Memorandum

Date: February 8, 2023

To: Planning Commissioners

From: Tom Collins, City Engineer *TPC*

Subject: Hentges Addition Sketch Plan

Introduction:

The Sketch Plan proposes to subdivide the 71.1-acre 15610 Naples Street / 22-32-23-11-0004 and 15-32-23-44-0003 parcels (<https://gis.anokacountymn.gov/propertysearch/?find=22-32-23-11-0004> and <https://gis.anokacountymn.gov/propertysearch/?find=15-32-23-44-0003>) into two lots. The parcel is zoned Rural Single Family Residential (R-A). Proposed 65.67-acre Lot 1 will remain R-A, and proposed 5.43-acre Lot 2 will be rezoned to single family residential (R-1). A 1,000-scale zoning map, two 400 scale half-section maps and a 300 scale aerial photo are attached.

Discussion:

The proposed subdivision falls under the Minor Plat portion of City Code Section 10-101. Consideration of approving both the preliminary and final plat will be before the Planning Commission at the same meeting, following the public hearing. Easement dedication will be required around the perimeter of each proposed parcel, along with easement dedication over County Ditch. Per correspondence with Public Works Superintendent John Witkowski, it is recommended that parkland dedication fees be collected rather than the dedication of parkland or trail easement. Because the minor plat is utilizing the existing infrastructure, and no construction is required other than individual lot development, a Development Agreement will not be required. The developer will need to pay a \$200 drainage fund contribution along with a \$2,500 parkland dedication fee for both lots.

The existing house is located on proposed Lot 2, and will remain. An existing accessory building that is located in the westerly 10-foot wide drainage and utility easement will be removed. A demolition permit will need to be approved by the Building Official. The existing septic system for the existing house is located on proposed Lot 1, and will be abandoned per MPCA requirements.

Code requires that the front of the house provides the primary means of egress. There is egress on the south side of the existing house, so that will be considered the primary means of egress. This will allow 155th Avenue to be the front yard, so that the side yard setback will be on the east and west sides of proposed Lot 2. The orientation of Lot 2, and removal of the existing building in the drainage and utility easement, are proposed to meet setback requirements. The primary means of egress must be unobstructed, so a garage cannot be added on to the south that obstructs the primary access. The City will assign an address to 155th Avenue, and it is anticipated that the postmaster will require that the mailbox be relocated to 155th Avenue.

Lot 1 includes a proposed Naples Street driveway for access to the agricultural buildings and a proposed 155th Avenue driveway for the proposed house. Neither of these roads are paved, and 10-101 does not require that the existing driveway access a paved road. Future submittals will show that portion of the driveway that is to be removed that crosses between Lot 1 and Lot 2.

There are four existing buildings on proposed Lot 1. The size of Proposed Lot 1 exceeds 10-acres, and 9-370 allows for deviations from the Code. Per discussion with the Building Official, it is recommended that the accessory buildings be allowed to remain. The southeasterly Lot 1 agricultural building meets the 100-foot setback per 9-370.7 of Code.

The Sketch Plan shows the location, surface elevation and mottling elevation of five septic soil borings on each proposed lot. The soil borings verify that there is 7,500 square feet of area for primary and secondary septic systems for each. The existing Lot 2 shallow well will be sealed, which is required before the septic system is installed.

Coon Creek Watershed District (CCWD) approval is required. The CCWD will determine the need for a DNR Natural Heritage Information System data review determining whether any state-protected species may be located within the Minor Subdivision boundary, based on CCWD data. The northwesterly portion of the parcel is designated as FEMA Zone A, which represents an approximation of the 100-year flood elevation. The Zone A boundary is shown on the Sketch Plan. The parcels are not located within any of the 20 natural resource clusters identified in the Anoka Conservation District's April 2008 Natural Resources Inventory and Assessment (NRIA). The NRIA is Appendix S of the Storm Water Pollution Prevention Plan.

Recommendations:

It is recommended that the Sketch Plan be recommended for approval. Subsequent plans will include information on the proposed Lot 1 house – 10,000 square foot minimum building pad, 12,000 square foot minimum yard area, garage floor elevation, low floor elevation, driveway/slope and proposed contours and show the extent of paving of existing and proposed driveway.

Meeting Date: February 7, 2023

CITY OF HAM LAKE

STAFF REPORT

To: Members of the Planning Commission

From: Mark Jones, Building Official

Subject: Hentges Addition, Minor Plat Sketch Plan

Introduction/Discussion:

Mr. Kevin Hentges has submitted a request proposing subdivision of land into two lots, a Minor Plat per 10-101 of City Code. The property has five existing farm buildings (agricultural buildings) and a dwelling unit which currently have an address off Naples Street NE. The existing septic for the dwelling unit is located on prosed Lot 1, and will need to be abandoned and relocated on Lot 2 for the existing dwelling. Per Article 9-370.7, farm buildings need to meet a 100-foot setback from any property line. In order to meet the setback requirement, the Hentges' are proposing that the south side of the dwelling unit be considered the front yard and the removal of one farm building. This would require an address change. Per city code, Article 11-411.2.C, all single-family dwellings shall be placed so that the apparent entrance, or front of the home, faces or parallels the principal street frontage. Also, per Article 11-820, all properties or parcels of land within the City of Ham Lake shall hereafter be identified by reference to the Uniform Numbering System adopted herein. Each principal building shall bear the number assigned to the frontage on which the front entrance is located. The existing dwellings has a Means of Egress that would meet both state building and city code requirements for frontage and egress. Per Table 10-1, for corner lots, the lot owner, at the time of application for the first building permit on the lot, may choose which of the non-road frontage lot lines shall be considered the side yard and which shall be the rear yard, regardless of which road provides the driveway access. Once this selection is made, this choice shall apply to all future building permits on this lot. For corner lots abutting two streets, both street lines shall be considered front yard, not side yard, lot lines for purposes of applying the setback requirements. Even though it was determined that the front of the dwelling unit would face Naples, and be addressed off of Naples, when the dwelling unit was built (the first building permit), the request to subdivide the property, and meet code requirements, are prompting the need to re-designate the front yard in this case. The address for Lot 2 would change to 3379 155th Avenue NE to be in compliance with city code.

Recommendation:

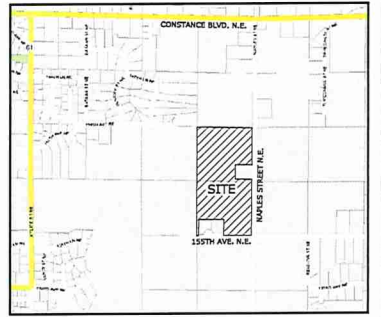
I recommend approval of the two-lot Hentges Addition sketch plan with the following conditions: that the south side of the dwelling unit be designated as the front yard, the address change be made to meet Article 11-820 of city code, the dwelling unit septic be brought into compliance within ninety days from the date the final plat is recorded and bring all buildings, well and septic system into compliance with city and state code requirements.

SKETCH PLAN

~for~ HENTGES TURF FARMS, INC.
~of~ HENTGES ADDITION

VICINITY MAP

PART OF SEC. 15 & 22, TWP. 32, RNG. 23

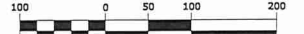


ANOKA COUNTY, MINNESOTA
(NO SCALE)



NORTH

GRAPHIC SCALE



1 INCH = 100 FEET

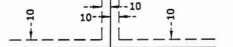
LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- ⊕ DENOTES ANOKA COUNTY CAST IRON MONUMENT
- x 992.36 DENOTES EXISTING SPOT ELEVATION
- ⊙ DENOTES SOIL BORING (BY TRADEWALL SOIL TESTING)
- DENOTES LIDAR CONTOURS
- ▨ DENOTES GRAVEL SURFACE

BENCHMARK

BENCHMARK: ANOKA COUNTY BENCHMARK NO. 3097
ELEVATION: 898.42 FT (NAVD 88 DATUM)

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 10 FEET WIDE ON EACH SIDE OF ALL LOT LINES UNLESS OTHERWISE SHOWN ON THIS PLAT.

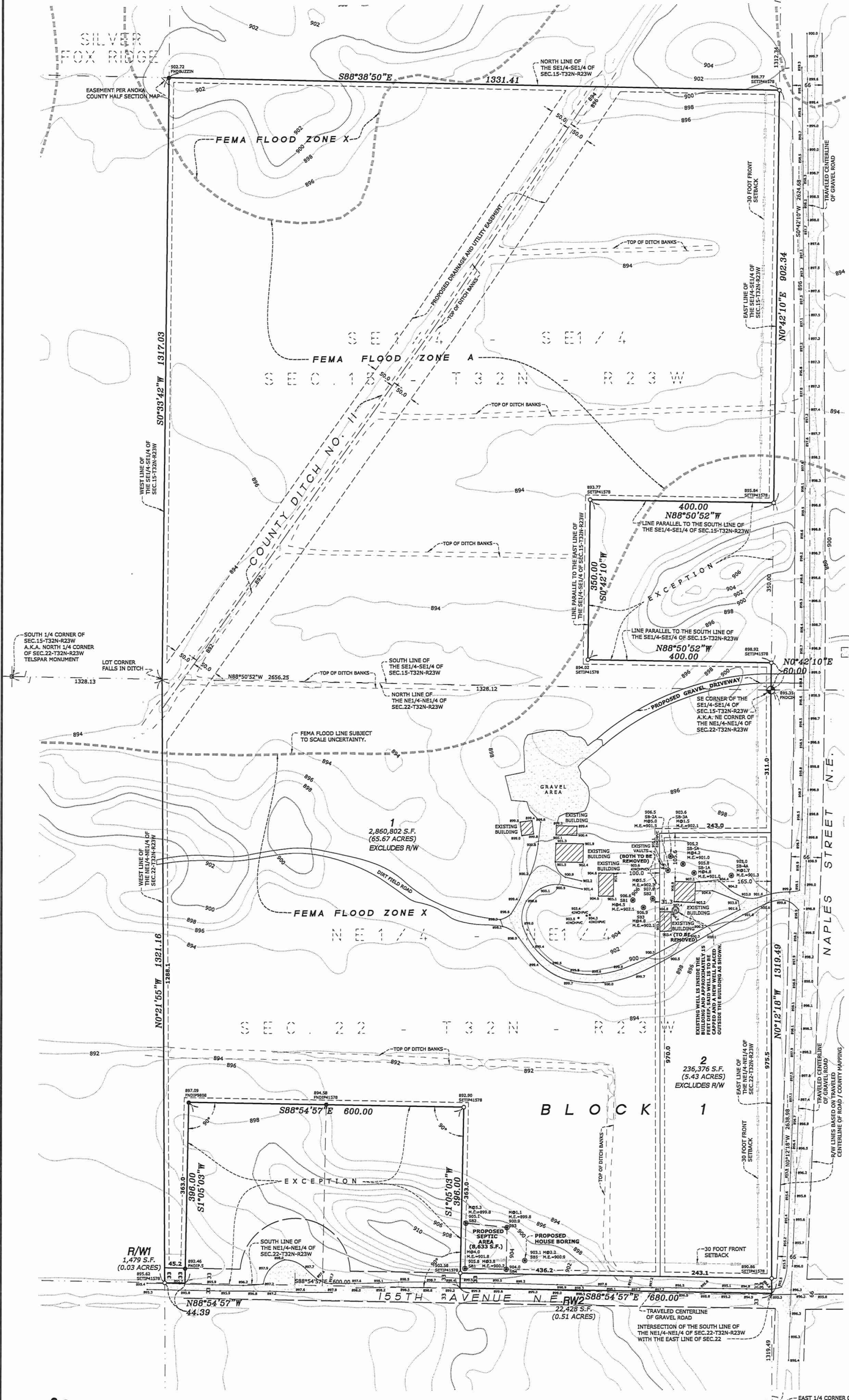
NOTE

SEE SHEET 2 OF 2 SHEETS FOR PROPERTY DESCRIPTION AND NOTES.

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

JASON E. RUD
Date: 1/19/2023 License No. 41578

DRAWN BY: JEN	JOB NO: 221238PP	DATE: 12/09/22	
CHECK BY: JER	FIELD CREW: DT-CT		
1	12/15/22	Add Boring & Septic Info.	JEN
2	01/19/23	City Comments & Borings	JEN
3			
NO.	DATE	DESCRIPTION	BY



E.G. RUD & SONS, INC.
EST. 1977 Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701

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SKETCH PLAN

~for~ HENTGES TURF FARMS, INC.
~of~ HENTGES ADDITION

PROPERTY DESCRIPTION

[PER ANOKA COUNTY WARRANTY DEED DOCUMENT NO. 2213379.001]

The Northeast Quarter of the Northeast Quarter of Section 22, Township 32, Range 23, Anoka County, Minnesota.

EXCEPT:

That part of the Northeast Quarter of the Northeast Quarter of Section 22, Township 32, Range 23, Anoka County, Minnesota, described as follows:

Commencing at the intersection of the South line of said Northeast Quarter of the Northeast Quarter with the east section line of Section 22; thence west along said south line a distance of 680 feet, to the point of beginning; thence north at right angles a distance of 396 feet; thence west at right angles a distance of 600 feet; thence south at right angles a distance of 396 feet, to the south line of said Northeast Quarter of the Northeast Quarter; thence east along said south line a distance of 600 feet, to the point of beginning.

AND

The Southeast Quarter of the Southeast Quarter of Section 15, Township 32, Range 23, Anoka County, Minnesota. Subject to town road over the Easterly boundary thereof, the drainage ditches thereon, and any other rights of any parties in said drainage ditches, and also subject to any other existing easements.

LESS

That part of the Southeast Quarter of the Southeast Quarter of Section 15, Township 32, Range 23, Anoka County, Minnesota, described as follows:

Commencing at the Southeast corner of said Southeast Quarter of the Southeast Quarter; thence North, along the East line thereof, a distance of 60 feet to the point of commencement; thence West, on a line parallel to the South line of the Southeast Quarter of the Southeast Quarter, a distance of 400 feet; thence North, on a line parallel to the East line of the Southeast Quarter of the Southeast Quarter, a distance of 350 feet; thence East, and parallel to the South line of the Southeast Quarter of the Southeast Quarter, a distance of 400 feet, more or less, to the East line of the Southeast Quarter of the Southeast Quarter; thence Southerly along the East line of the Southeast Quarter of the Southeast Quarter, a distance of 350 feet, more or less to the point of commencement. Subject to easements of record.

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 12/01/22. Located additional soil borings 1/19/23.
- Bearings shown are on Anoka County Coordinate System.
- Property Address: 15610 Naples Street N.E., Ham Lake, MN 55304
- Parcel ID Numbers: 15-32-23-44-0003 and 22-32-23-11-0004
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
- Surveyed premises shown on this survey map is in Flood Zone X (Areas determined to be outside the 0.2% annual chance floodplain.) and Flood Zone A (No base flood elevation determined) according to Flood Insurance Rate Map No. 27003C0215E Community No. 270674 Panel No. 0215 Suffix E by the Federal Emergency Management Agency, effective date December 16th, 2015 and Flood Insurance Rate Map No. 27003C0220E Community No. 270674 Panel No. 0220 Suffix E by the Federal Emergency Management Agency, effective date December 16th, 2015
- Contours shown are from MNGEO Lidar Topography.
- See Sheet 1 of 2 Sheets for graphics and certification.
- Due to field work being completed during the winter season there may be improvements in addition to those shown that were not visible due to snow and ice conditions characteristic of Minnesota winters.
- Septic Design by Tradewell Soil Testing.
- Existing septic systems are to be abandoned per MPCA requirements.
- Per City Code 10-430E, that portion of the existing Lot 2 driveway, along with the proposed Lot 1 Naples Street driveway will need to be paved prior to the consideration of any future building permits. The minimum paving distance for the driveways is 30 feet.

LIVABILITY STANDARDS REQUIREMENT

All residential lots shall contain at least 29,500 square feet of land which lies above the 100 year flood contour. Of this 29,500 square feet, the following additional requirements must be present.

- ISTS Area Each lot must contain at least 7,500 square feet of contiguous area which is reserved for both the ISTS originally constructed and a future ISTS. The ISTS Area need not be contiguous to the Eligible Building Area or the Yard Area, but the entire ISTS Area must exist at an elevation at least one foot above Unsuitable Soils, and must contain Undisturbed Soils or soils which meet the requirements of Rule 7080 of the Minnesota Pollution Control Agency for ISTS construction standards. The ISTS Area may be irregular in shape, provided they do not encroach into areas reserved by easement or otherwise for roadway, drainage or utility purposes, and provided that all of the area can be reasonably used for ISTS construction without the need for variances.
- Eligible Building Area Each lot shall contain at least 10,000 square feet of contiguous land which lies at an elevation at least four feet above Unsuitable Soils. The Eligible Building Area may not be irregular in shape, and should be generally rectangular or ovoid, with no panhandles, narrow necks or peninsulas. Eligible Building Areas may not encroach into any areas reserved by easement or otherwise for roadway, drainage or utility purposes. Fill may be used to create Eligible Building Area.
- Yard Area Each lot shall contain at least 12,000 contiguous square feet which:
 - Lies above the 100 year flood contour, and
 - Lies at least one foot above soils unsuitable for the intended usage of the Yard area, and
 - Is contiguous to the Eligible Building Area for a distance of at least fifty percent of the lineal perimeter of the Eligible Building Area. Yard Areas may encroach into the dedicated easement area which lies at a distance of ten feet from the perimeter of the lot, and may encroach into areas reserved by easement or otherwise for other public utility purposes, but may not encroach into any other area reserved by dedication or otherwise for road or drainage purposes, any may not encroach into any areas within the 100 year flood contour or into designated wetlands. Yard Areas may be irregular in shape except within thirty feet of the locations where the Yard Area is contiguous to the Eligible Building Area, at which locations the Yard Areas shall be a logical extension or expansion of the generally rectangular or ovoid shape of the Eligible Building Area. Fill may be used to create Yard Area.
- Building Pad Areas The entire Building Pad must lie within the Eligible Building Area, and shall meet the separation requirements for the Eligible Building Area.
- Low Floor Elevations
 - For walkout designs, the low floor elevation shall be at least one foot above the 100 year flood contour, but, notwithstanding the 100 year flood contour, not less than one foot above unsuitable soils, as determined by the City's engineer.
 - For other designs, the low floor elevation shall be at least one foot above the 100 year flood contour, but, notwithstanding the 100 year flood contour, not less than one foot above unsuitable soils, as determined by the City's engineer.

DEVELOPMENT DATA

TOTAL AREA = 71.65± ACRES
PROPOSED NUMBER OF LOTS = 2 LOTS
RIGHT-OF-WAY DEDICATION = 0.55 ± ACRES
AVERAGE LOT SIZE = 35.55 ± ACRES EXCLUDING R/W

EXISTING ZONING

R-A - RURAL SINGLE FAMILY RESIDENTIAL

ZONING INFORMATION

R-A - RURAL SINGLE FAMILY RESIDENTIAL FOR LOT 1, BLOCK 1.

R-1 - SINGLE FAMILY RESIDENTIAL FOR LOT 2, BLOCK 1. (PROPOSED)

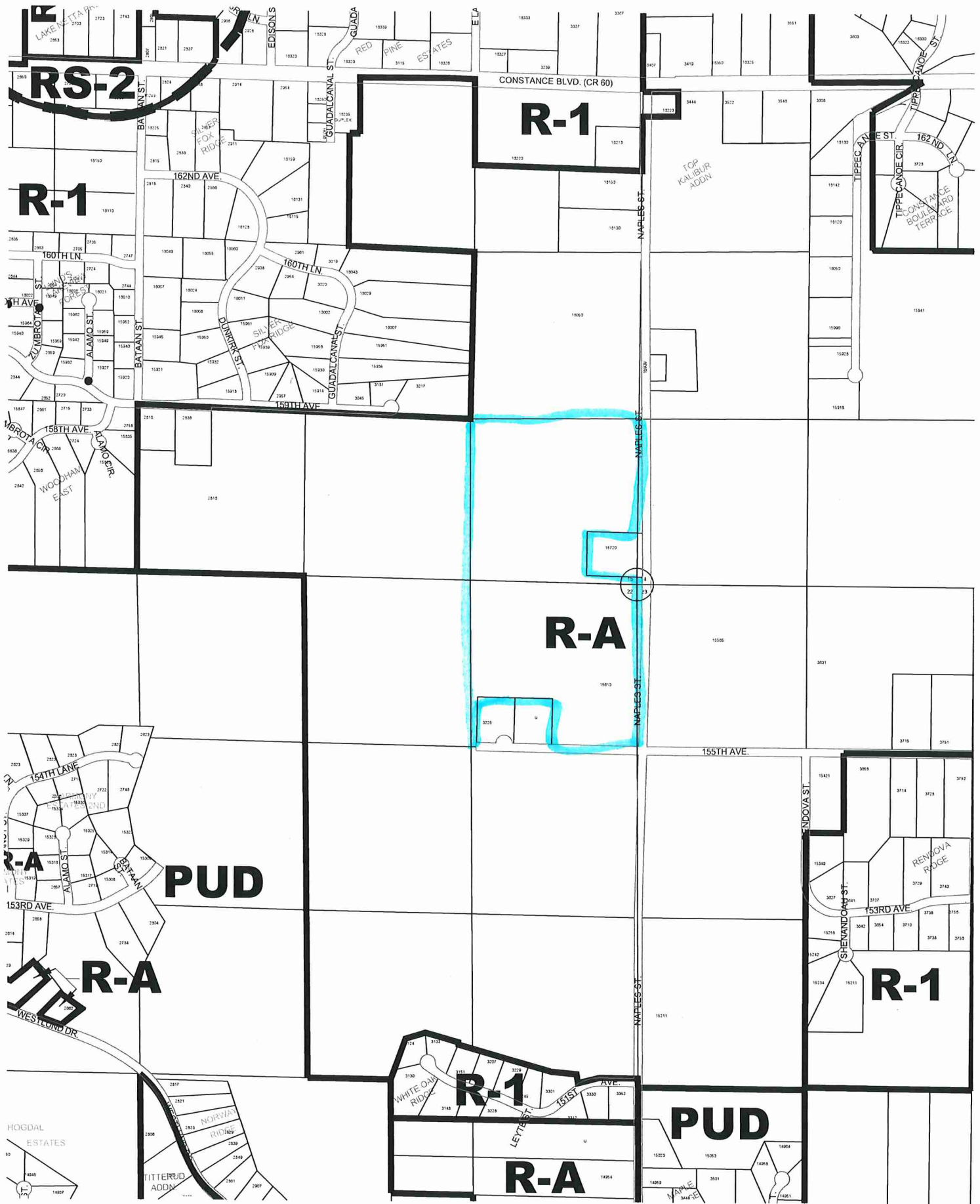
MINIMUM LOT AREA = 1.0 ACRES (INCLUDING HALF OF STREET R/W)
MINIMUM STREET FRONTAGE = 200 FEET

SETBACKS

FRONT ROAD = 30 FEET
SIDE YARD = 10 FEET
REAR YARD = 50 FEET 10 FEET ACCESSORY BUILDINGS
WETLAND = 25/15 FEET PENDING QUALITY OF

 **E.G. RUD & SONS, INC.**
EST. 1977
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701
www.egrud.com

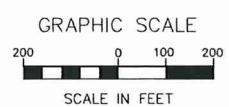
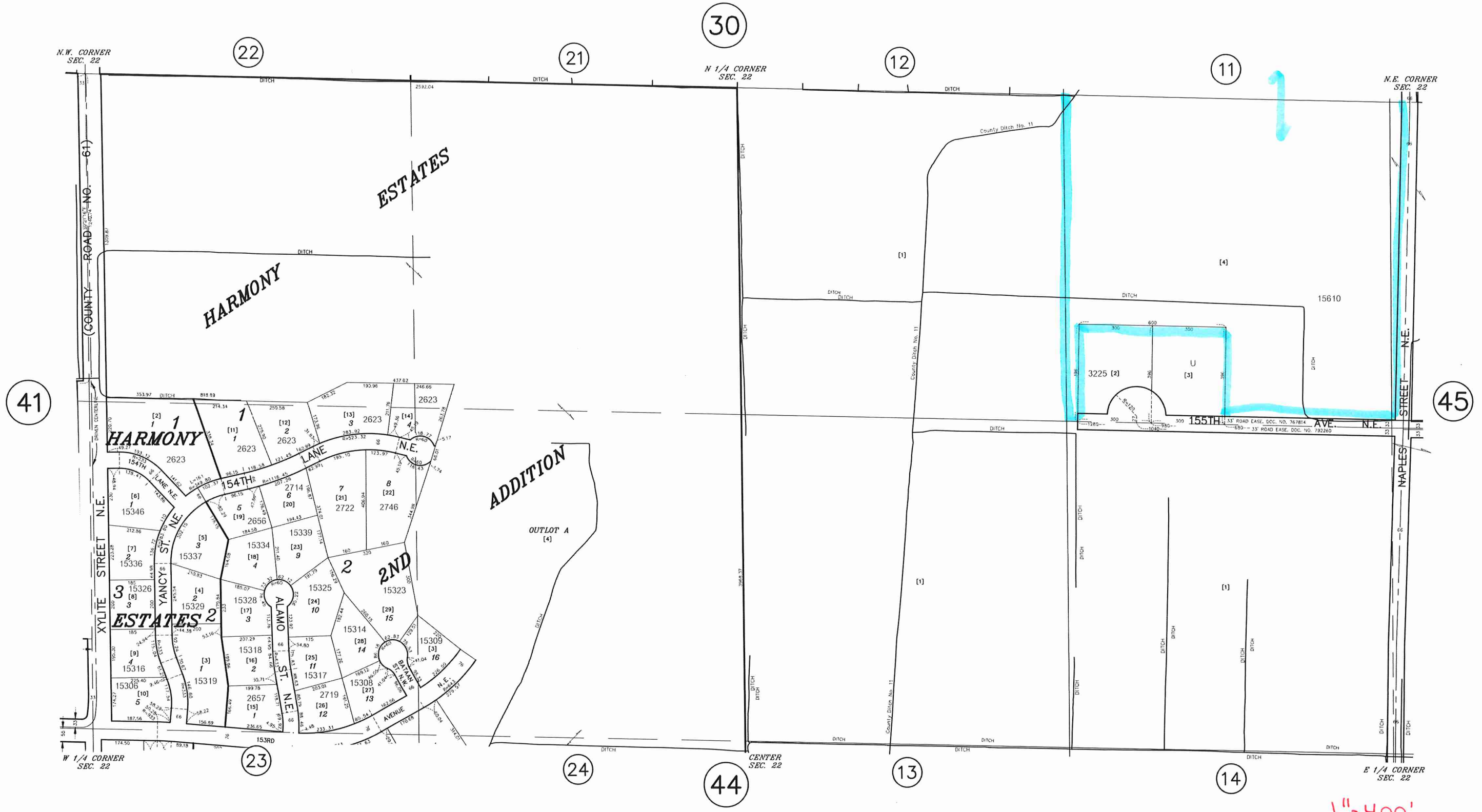
NO.	DATE	DESCRIPTION	BY
DRAWN BY: JEN JOB NO: 221238PP DATE: 12/09/22			
CHECK BY: JER FIELD CREW: DT-CT			
1	12/15/22	Add Boring & Septic Info.	JEN
2	1/19/23	City Comments & Borings	JEN
3			



1" = 1,000'

N 1/2 SECTION 22, T. 32, R. 23

CITY OF HAM LAKE



ANOKA COUNTY
SURVEYOR'S OFFICE
ROOM 224
2100 3RD AVENUE
ANOKA, MN 55303
(763) 324-3200

QUARTER QUARTER INDEX

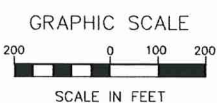
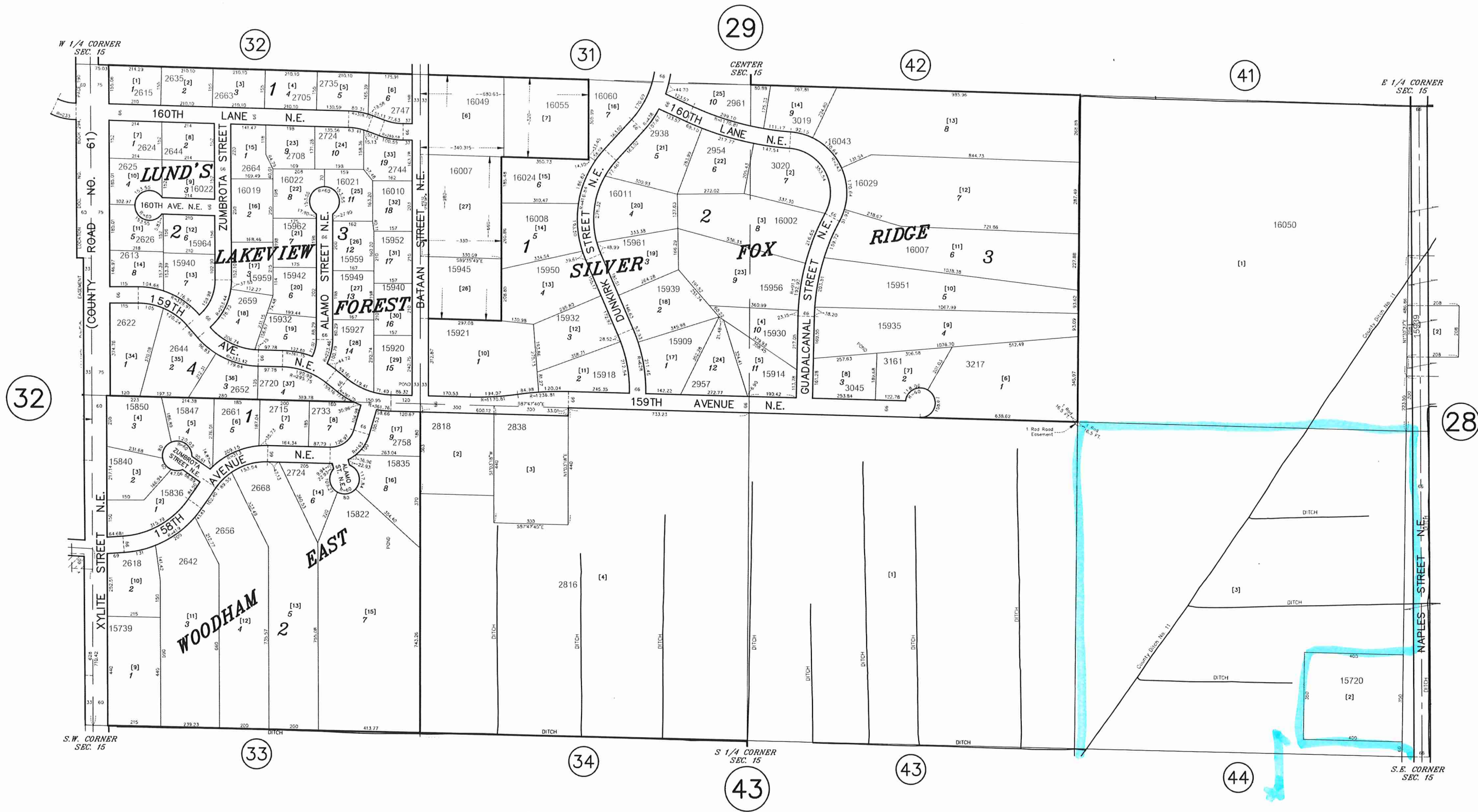
22	21	12	11	} NORTH HALF OF SECTION
23	24	13	14	
32	31	42	41	} SOUTH HALF OF SECTION
33	34	43	44	

PROPERTY IDENTIFICATION NUMBER
 Section Township Range Quarter Specific
 Number Number Number Quarter Parcel
 XX XX XX XX XXXX
 SPECIFIC PARCEL NUMBERS ARE IN BRACKETS: [1]
 EXAMPLE OF PIN NUMBER: 22-32-23-13-0001

THIS IS A COMPILATION OF RECORDS AS THEY APPEAR IN THE ANOKA COUNTY OFFICES AFFECTING THE AREA SHOWN. THIS DRAWING IS TO BE USED ONLY FOR REFERENCE PURPOSES AND THE COUNTY IS NOT RESPONSIBLE FOR ANY INACCURACIES HEREIN CONTAINED.

S 1/2 SECTION 15, T. 32, R. 23

CITY OF HAM LAKE



ANOKA COUNTY
SURVEYOR'S OFFICE
ROOM 224
2100 3RD AVENUE
ANOKA, MN 55303
(763) 324-3200

QUARTER QUARTER INDEX

22	21	12	11	NORTH HALF OF SECTION
23	24	13	14	
32	31	42	41	SOUTH HALF OF SECTION
33	34	43	44	

PROPERTY IDENTIFICATION NUMBER

Section Number	Township Number	Range Number	Quarter Number	Specific Parcel
XX	XX	XX	XX	XXXX

SPECIFIC PARCEL NUMBERS ARE IN BRACKETS: [1]
EXAMPLE OF PIN NUMBER: 15-32-23-33-0012

THIS IS A COMPILATION OF RECORDS AS THEY APPEAR IN THE ANOKA COUNTY OFFICES AFFECTING THE AREA SHOWN. THIS DRAWING IS TO BE USED ONLY FOR REFERENCE PURPOSES AND THE COUNTY IS NOT RESPONSIBLE FOR ANY INACCURACIES HEREIN CONTAINED.

L1
3217

B3

COUNTY DITCH #11

NARLES ST.

NARLES ST.

15720

15 14
22 23

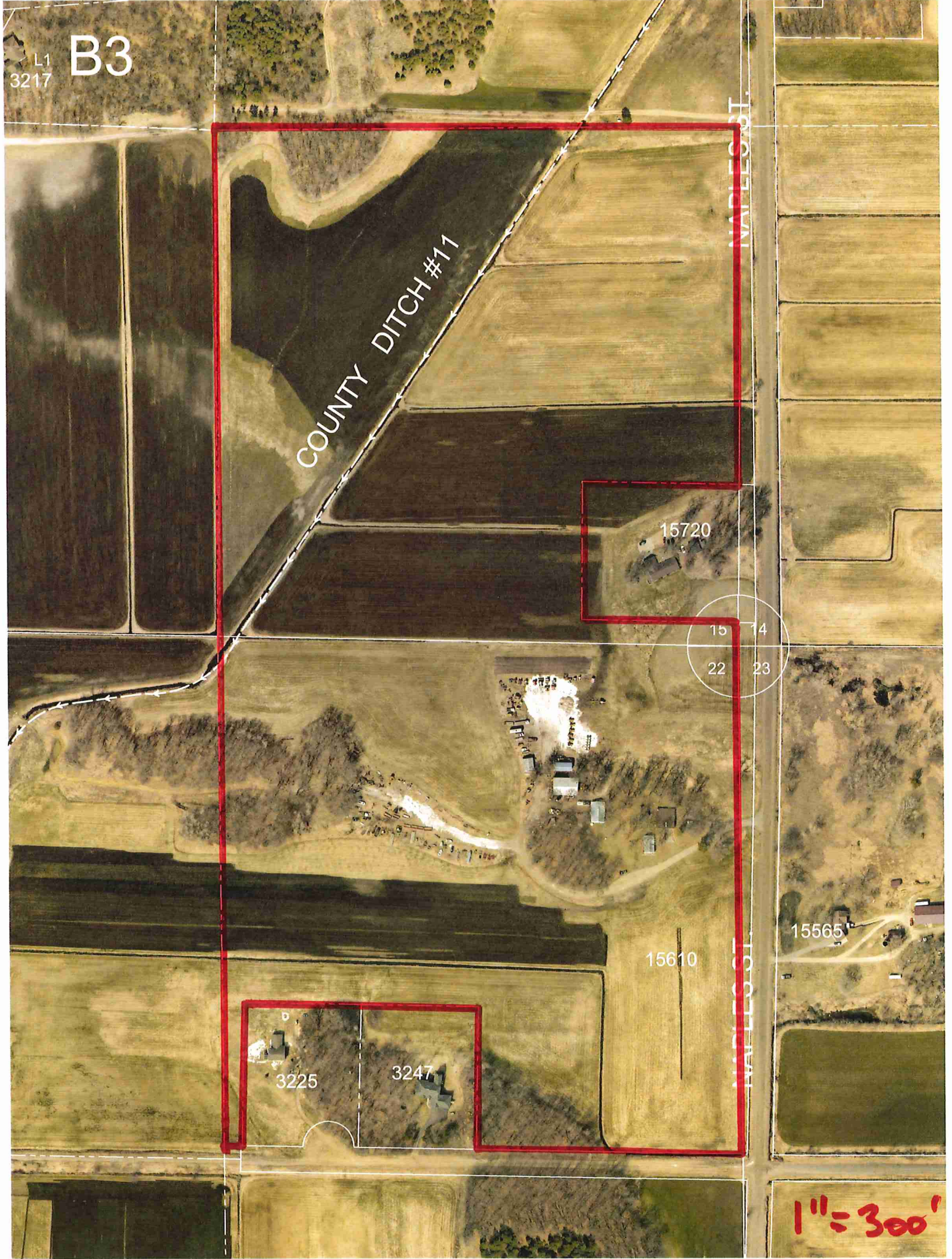
15565

15610

3225

3247

1" = 300'



**Tradewell Soil Testing
18330 Dahlia Street NW
Cedar, MN 55011**

Date: December 14th, 2022

Name: Hentges Turf Farms, Inc. (Kevin Hentges)

Address: Lot 1 Block 1 Hentges Addition, Ham Lake, MN (XXXX 155th Avenue NE)

SOIL BORING TEST REPORT

Boring #1	Boring #2	Boring #3	Boring #4
0"- 12" Topsoil Loamy Fine Sand 10YR 3/2	0"- 8" Topsoil Loamy Fine Sand 10YR 3/1	0"- 6" Topsoil Loamy Fine Sand 10YR 3/1	0"- 10" Topsoil Loamy Fine Sand 10YR 3/2
12"- 48" Fine Sand 10YR 4/4 5/4	8"- 24" Fine Sand 10YR 3/4 4/4	6"- 16" Fine Sand 10YR 3/6 3/4	10"- 24" Fine Sand 10YR 3/4 4/4
48"- 64" Fine Sand 10YR 5/4 With Loamy Bands 7.5YR 4/4	24"- 74" Medium Fine Sand 10YR 5/4 5/3 With Loamy Bands 7.5YR 3/4 4/4	16"- 36" Fine Sand 10YR 4/3 5/3 5/2 (Mottled)	24"- 46" Fine Sand 10YR 5/4 5/3
			46"- 56" Silt (Mottled) 10YR 5/2 6/2
Mottles @ 48" Dry Hole	Mottles @ 64" Dry Hole	Mottles @ 13" Dry Hole	Mottles @ 46" Dry Hole

**Soil borings for proposed septic area and house (lowest floor elevation)



Mark Tradewell
MPCA #307

Tradewell Soil Testing
18330 Dahlia Street NW
Cedar, MN 55011

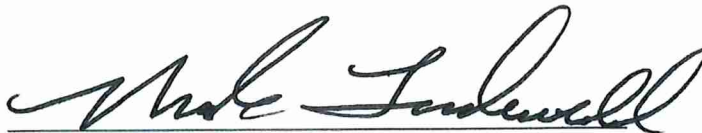
Date: December 14th, 2022

Name: Hentges Turf Farms, Inc. (Kevin Hentges)

Address: Lot 1 Block 1 Hentges Addition, Ham Lake, MN (XXXX 155th Avenue NE)

SOIL BORING TEST REPORT

Boring #5 (House)			
0"- 10" Topsoil Loamy Fine Sand 10YR 3/2			
10"- 26" Fine Sand 10YR 3/6 3/4 4/4			
26"- 50" Fine Sand 10YR 5/4 5/3 5/2 (Mottled)			
Mottles @ 26" Dry Hole			



Mark Tradewell
MPCA #307

**Tradewell Soil Testing
18330 Dahlia Street NW
Cedar, MN 55011**

Date: January 18th, 2023

Name: Kevin Hentges

Address: 15610 Naples Street NE, Ham Lake, MN

SOIL BORING TEST REPORT

Boring #1 A	Boring #2 A	Boring #3 A	Boring #4 A
0"- 6" Topsoil Loamy Fine Sand 10YR 3/2	0"- 8" Topsoil Loamy Fine Sand 10YR 3/2	0"- 8" Topsoil Loamy Fine Sand 10YR 3/2	0"- 10" Topsoil Loamy Fine Sand 10YR 3/2
6"- 28" Fine Sand 10YR 3/4 4/4	8"- 26" Fine Sand 10YR 3/4 4/4	8"- 18" Fine Sand 10YR 3/4 4/4	10"- 28" Fine Sand 10YR 3/4 3/6
28"- 66" Fine Sand 10YR 5/4 With Loamy Bands 7.5YR 3/4	26"- 70" Fine Sand 10YR 5/4 With Loamy Bands 7.5YR 3/4	18"- 36" Fine Sand 10YR 5/3 5/2	28"- 40" Fine Sand 10YR 4/3 5/3
Mottles @ 58" Dry Hole	Mottles @ 60" Dry Hole	Mottles @ 18" Dry Hole	Mottles @ 20" Dry Hole

4- Bedroom, Type 1 Home (600 GPD Flow)
 Perc Rate = .10- 5.0 MPI 1.67 SSF .60 Soil Loading Rate
 1500 gallon 2- compartment septic tank
 1000 gallon pump tank
 1000 square feet of drainfield with 6" of rock below the pipe
 31 cubic yards or 44 ton of clean rock
 Maintain 36" between mottled soil and bottom of rock bed.



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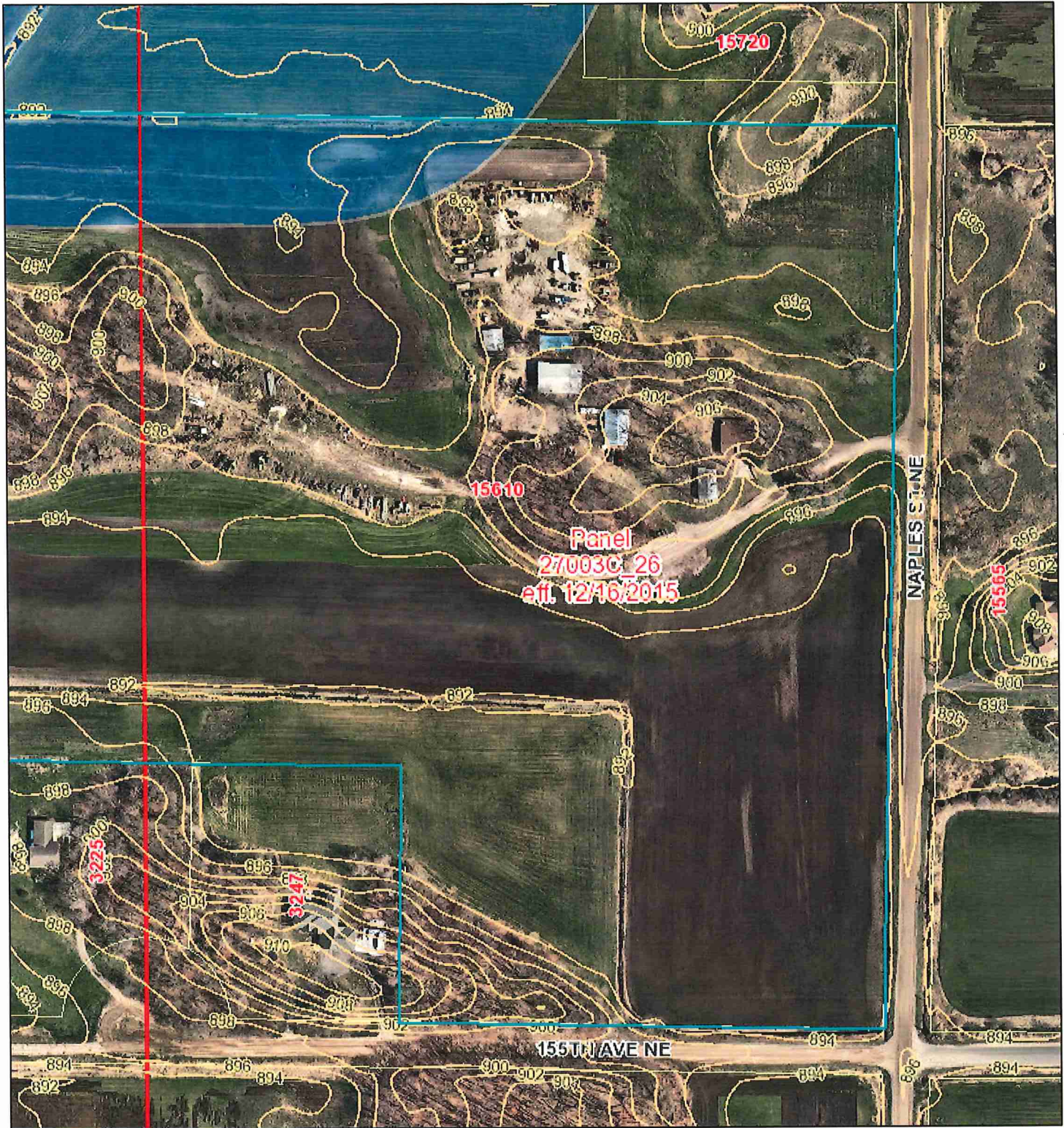
Address: 15610 Naples Street NE, Ham Lake, MN

SOIL BORING TEST REPORT




Boring #5 A			
0"- 6" Topsoil Loamy Fine Sand 10YR 3/2			
6"- 26" Fine Sand 10YR 3/4 4/4			
26"- 60" Fine Sand 10YR 5/4 With Loamy Bands 7.5YR 3/4			
Mottles @ 50" Dry Hole			






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MPCA #307



Legend

-  FIRM Panels
-  Base Flood Elevation
-  Cross Sections

Flood Hazard Zones

-  Zone A
-  Zone AE
-  Zone AE Floodway

2/2/2023, 9:41:26 AM 0 0.025 0.05 0.1 mi



DISCLAIMER - The FEMA base flood elevations are used to determine flood insurance rates and whether flood insurance is mandatory. Please note: (1) The city (or township) and watershed district regulations require minimum floor elevations higher than the FEMA base flood elevations (BFEs). Check with your city (or township) on those requirements for any additions or new construction. (2) Areas OUTSIDE of the FEMA mapped zones still have flooding risk. Floods higher than base flood elevations can occur and have occurred all over Minnesota. Those with low floors below or near the base flood elevations are especially encouraged to consider purchasing a Preferred Risk Policy, which is a discounted flood insurance option for those "outside" of the FEMA flood zones. (3) Areas OUTSIDE of the FEMA mapped zones are still subject to city (or township) and watershed district regulation of minimum elevations.

AerialsFlown: Fall 2017
 Vertical Datum for Contours: NAVD88
 Contours Source: Minnesota Department of Natural Resources
 The information on this map was compiled from public data sources. Anoka County cannot accept any responsibility for errors, omissions, or positional accuracy. There are no warranties, expressed or implied, including the warranty of merchantability or fitness for a particular purpose, accompanying this product.

Created by:

* **9-370 Accessory Buildings and Farm Buildings**

An *Accessory Building* is any structure located or proposed to be located in any *Residential Land Use* in the R-1, R-A and PUD zoning districts, which is not the *dwelling unit*, and which is not a *garage*, which is not a *Farm Building*, and which has a floor size of more than 200 square feet. A building or structure meeting the above definition except for the size, is a *yard shed*. A *Farm Building* is a structure located in an R-A District which is used for bona fide agricultural purposes, including farm machinery storage, crop storage or housing livestock, poultry or horses.

A single *Accessory Building* and a single *yard shed* may be constructed on a Residential Land Use lot which is one (1) acre or less in the R-1, R-A and PUD zoning districts, under the conditions outlined below. It is the intention of this code that for *Residential Land Uses* in the R-1 and PUD districts, for lots which are one (1) acre or less, there shall be a maximum of four structures allowed on a given lot: a *dwelling unit*; a *garage* (*attached or detached with a maximum size of 3000 square feet*); an *Accessory Building* (*freestanding*); and a *yard shed* (*under 200 square feet*). If a *garage* was originally attached to a *dwelling unit*, and has since been converted to become living space in the *dwelling unit*, then that portion so used shall no longer be deemed a *garage*.

Up to two *Accessory Buildings* and a single *yard shed* may be constructed on a Residential Land Use lot which is more than (1) acre and less than ten (10) acres in the R-1, R-A and PUD zoning districts, under the conditions outlined below. One *Accessory Building* may be located in and meet the "Front Yard Setback" size and location requirements, and one *Accessory Building* may be located in and meet the "Side or Rear Yard" size and location requirements outlined below; or, two *Accessory buildings* may be located within the Side or Rear Yard, and subject to the sizes shown in the table under Article 9-370.1, Size Limitations. It is the intention of this code that for Residential Land Uses in the R-1 and PUD districts, for lots which are more than one (1) acre and less than ten (10) acres, there shall be a maximum of five structures allowed on a given lot: a *dwelling unit*; a *garage* (*attached or detached with a maximum size of 3000 square feet*); two *Accessory Buildings* (*freestanding*); and a *yard shed* (*under 200 square feet*).

* Provided, that for lots in the R-1, R-A, and PUD districts which are 10 acres or more in size, deviation from these standards may be permitted in the discretion of the City Council on a case-by-case basis.

9-370.1 Size Limitations An *Accessory Building* shall be no more than one story in height, and the following size limitations shall apply to *Accessory Buildings*:

Lot size	Maximum Accessory Building Size*	
	Front Yard Setback**	Side or Rear Yard Setback***
One acre or less	676 sq. ft.	1000 sq. ft.
1+ acre to 2.5 acres****	720 sq. ft.	1500 sq. ft.
2.5+ acres to 5 acres	800 sq. ft.	2400 sq. ft. <u>unless approved by City Council</u>
5+ acres to 10 acres	1200 sq. ft.	3000 sq. ft. <u>unless approved by City Council</u>
10+ acres	5000 sq. ft. <u>unless approved by City Council</u>	

* Sizes shown are the maximum allowable square feet at foundation level.

** The "Front Yard Setback" is the area between the front of the dwelling unit (primary residential structure) and the street right of way. For all lot sizes, *Accessory Buildings* constructed in this area must also be constructed with the building materials outlined below and be architecturally compatible with the dwelling unit

*** The "Side or Rear Yard Setback" is the area that lies away from the road right of way and behind the front yard setback.

**** For lots greater than one acre and up to 2.5 acres, the size limits shown may be combined to allow one *Accessory Building* in the Side or Rear Yard Setback up to 2250 square feet, and with no additional *Accessory Building* existing or allowed in the Front Yard Setback.

9-370.2 Building Materials For lots which are 5 acres or less in size, the outside surface materials of all *Accessory Buildings* shall, as closely as practical, match the color, texture and style of the like surfaces on the dwelling unit. For lots which are more than 5 acres in size, all *Accessory Buildings* in the Front Yard Setback shall match the dwelling unit as outlined above. Pole-type construction shall be permitted only on lots exceeding 5 acres and only in the Side or Rear Yard Setback.

9-370.3 Height Restriction For lots which are less than 5 acres in size, the maximum height of an *Accessory Building* shall be equal to the height of the *dwelling unit*, or 25 feet, whichever is less.

9-370.4 Setbacks and Building Codes The locations and building standards for *Accessory Buildings* and *yard sheds* shall be as found in setback standards and the building code for other structures, except that the rear yard setback for *Accessory Buildings* shall be ten feet.

9-370.5 Submittal Requirements In addition to building plans, The *Zoning Officer* may require the submission of a scaled site plan, rendering or pictorial representations, and other data deemed necessary by the *Zoning Officer*.

9-370.6 Usage *Accessory Buildings* and *yard sheds* shall be used only for purposes related to the residential use of the parcel, and shall not be used for the conducting of any business or the storage of any business-related property, such as business equipment, business inventory or business supplies.

* **9-370.7 Farm Buildings** A *Farm Building* is a structure located on land zoned R-A, which is not a *dwelling unit*. No *Farm Building* may be constructed at a distance closer than 100 feet from any lot line.

9-380 *Repealed and deleted May 16, 2016 per Ordinance 16-04.*

9-390 Opt-Out of Temporary Family Health Care Dwellings Requirements

Pursuant to authority granted by Minnesota Statutes, Section 462.3593, subdivision 9, the City of Ham Lake opts-out of the requirements of Minn. Stat. §462.3593, which defines and regulates Temporary Family Health Care Dwellings. This Ordinance shall be effective immediately upon its passage and publication.

9-400 Establishment of Commercial/Industrial Planned Unit Development Overlay District (“CPOD”)

A. **Establishment of CPOD District.** There is hereby established a CPOD District. All parcels in the City of Ham Lake that have a zoning classification of CD-1 or CD-2, and that lie within one mile of the right-of-way of TH 65 shall be subject to this classification. The present zoning category of CD-1 or CD-2 shall not change, but the City Council may, by ordinance, “overlay” certain selected parcels with the CPOD classification. When so done, such parcels shall remain subject to all of the requirements of the CD-1 or CD-2 District, but shall also be subject to the requirements of the CPOD overlay district. If any of the provisions of the CPOD district conflict with the provisions of the CD-1 or CD-1 districts, the provisions for the CPOD district shall supersede the provisions for the CD-1 and CD-2 districts.

CITY OF HAM LAKE
ARTICLE 10 - SUBDIVISION REGULATIONS

The following regulations apply to the subdivision of lands, whether by the platting process or by individual lot splits. No lands shall be subdivided unless in conformance with this code, *provided*, that upon compliance with Article 10-600 of this Code, the City Council may grant reasonable variances to the strict application of this code.

The regulations are intended to cover the sequencing of events, general procedures and general rules. The City Council shall, by resolution, adopt specific procedures, submittal requirements and policies from time to time as deemed necessary. Actions by the City Council which constitute a denial of an application or request shall be in the form of written findings of fact stating the reasons for denial.

For the purpose of computing the 120 day review time as contemplated by Minnesota Statutes Chapter 462.358, Subd. 3b, the Sketch Plan phase shall not be deemed to be a part of the plat application process, and the 120-day review period shall not begin to run until the applicant shall have submitted all items necessary for the City to be able to make a decision on Preliminary Plat approval, including all other agency reviews and comments.

10-100 Subdivision by means other than traditional platting

*** 10-101 Minor Plats**

Where the proposed subdivision of land results in three lots or fewer, the City Council may expedite the plat approval process outlined in this Code and reduce the number of stages of the traditional platting process. Minor plats shall be reviewed by the Planning Commission and approved by the City Council, which may attach conditions to such lot splits, including, without limitation, the acquisition of drainage, utility and road easements as needed, parkland dedication, and drainage fund contributions. Land parcels which were created by platting may not be further subdivided, except as follows:

- a) The parcel was originally platted as an outlot, and there is documentation that the purpose of the creation of the outlot was to permit subsequent replatting; or
- b) All new lots meet the frontage, setback and lot size standards that were in effect for the lots contained in the original plat of the subdivision. If the original subdivision was a PUD or other subdivision category that did not have specific lot sizes, frontages or setback requirements at the time of original platting, then all new lots must be configured and dimensioned in a manner that is not materially different from the lots contained in the

original subdivision, and the overall density per acre which existed at the time of original platting may not be exceeded for the area encompassed by the original plat.¹

Notwithstanding the foregoing, lot splits of any type which are intended merely to adjust existing lot lines, and for combination with adjoining parcels, and which do not create any new buildable parcels or lots of record, may be approved by the City Council. All parcels involved must continue to meet all applicable frontage, setback, lot size, and other requirements and shall not create any new nonconformity. For lot line adjustments, the City Council may impose reasonable conditions of approval upon the lot line adjustment request, including, without limitation, the dedication of drainage, utility, and road easements as needed and compliance with the Subsurface Sewage Treatment Systems (SSTS) requirements outlined in Article 11-450 of this code.

¹ For the legislative history (Findings of Fact) which preceded this Code section, see the text of original Ordinance Number 2002-27 (effective 1/5/03).

10-102 Estate Related Divisions

A. Qualifying Property

Persons acquiring real estate parcels via inheritance ("Inherited Property") may be allowed to divide inherited lands as outlined in this section without traditional platting. In order to qualify for the provisions related to Inherited Property, the property must meet all of the following conditions:

- 1) The property size before the event that triggered the inheritance must have been at least five acres;
- 2) The Inherited Property must be divided into parcels that are approximately equal in value for each heir inheriting or otherwise obtaining title;
- 3) No subdivided parcel may be less than 2.5 acres in size;
- 4) Each subdivided parcel must have at least 200 feet of frontage on a public road, meet current livability standards for SSTS installation, and be capable of meeting all setback requirements for residential lots;
- 5) Prior to the event that triggered the inheritance, the Inherited Property was owned by a single individual or an entity set up specifically to serve as an estate-planning tool. Business corporations do not qualify as such entities.

requirements on the uses being dictated by the land use restrictions as stated by the operative documents. The City’s review of any requested change in the land use restrictions imposed shall not be limited to compliance with parking and ISTS issues.

10-600 Variances

The City Council shall have the power to authorize variances from the requirements of Article 10, and to attach such conditions to the variance as it deems necessary to assure compliance with the purpose of this Code. A variance may be permitted if the following requirements are met:

- a) There is an unusual physical hardship to the land that would prevent the reasonable usage of the land without a variance, and all the conditions of sub-paragraph b), c) and d) below are met.
- b) The variance is in harmony with the general purpose and intent of the Code and is consistent with the Comprehensive Plan.
- c) The plight of the landowner is due to circumstances unique to the property not created by the landowner; and
- d) The variance, if granted, will not alter the essential character of the locality.

Table 10-1: Lot Standards

Standards	I-P (Industrial Park) CD-1,CD-2, CD-3,CD-4 (Commercial Development)	I-1 (Light Industry)	GF (Government Facilities)
Lot Size	1 acre	1 acre	1 acre
Lot Width **	200 ft.	200 ft.	200 ft.
Front Yard Setbacks *	30 ft.	30 ft.	30 ft.
Side Yard Setbacks	10 ft.	30 ft.	10 ft.
Rear Yard Setbacks ***	20 ft.	20 ft.	10 ft.

All setbacks refer to the minimum distance between a given lot line and any building, other structure, or curb line or pavement edge of any driveway, aisle, sidewalk or parking lot.

EXCEPTION: Non-residential structures or uses shall not be located or conducted closer to any lot line of any other lot in any “R” or “PUD” District than the distances specified in the following schedule:

- Twenty Feet Off-street parking spaces and access drives for non-residential uses, churches, schools, and public or semi-public functions, recreational

facilities, entertainment facilities, motels, all business uses, and all industrial uses.

***For lots wholly abutting the turnaround circle portion of a cul-de-sac street, the Lot Width may be 60 feet as measured at the right-of-way line. For lots partially abutting the turnaround circle portion of a cul-de-sac street, the total of that frontage plus the remaining frontage on the street must total 200 or more feet.*

****Commercial Condominiums under Article 10-550(D) of this Code may have a Rear Yard Setback of 10 feet.*

Standards	R-A (Rural Res)	R-1 (Single-Family Res)	RS-1 & RS-2 (Shoreland Res.)
Lot Size	1 acre	1 acre	1 acre
Lot Width **	200 ft.	200 ft.	200 ft.
Front Yard Setbacks *	30 ft.	30 ft.	30 ft.
Side Yard Setbacks *****	10 ft.	10 ft.	10 ft.
Rear Yard Setbacks *****	10 ft. – Accessory Buildings, 50 ft. for All other structures	10 ft. – Accessory Buildings, 50 ft. for All other structures	10 ft. – Accessory Buildings, 50 ft. for All other structures
Standards	PUD (Planned Unit Dev.)		
Lot Size	1 acre		
Lot Width **	200 ft.		
Front Yard Setbacks *	30 ft.		
Side Yard Setbacks	10 ft.		
Rear Yard Setbacks	50 ft.		
Standards	R-AH (Aff. Housing)	Townhomes	Other
Lot Size	Sufficient for Sewerage	50'x 50'*****or 1 A.	***
Lot Width	***	***	***
Front Setback *	***	***	***
Side Setback	***	***	***
Rear Setback	***	***	***

Standards	R-2 (Multiple Family Residential)
Lot Size	3 acres or more for two unit buildings; four acres or more for three unit buildings; five acres or more for four unit buildings. For buildings having more than four units, five acres plus one acre for every unit in excess of four units.
Lot Width	300 ft.
Front Yard Setbacks *	30 ft.
Side Yard Setbacks	10 ft.
Rear Yard Setbacks	50 ft.

- * 50 Ft. when abutting any State or County Highway
- ** For lots located on cul-de-sacs the width may be 60 feet at the right-of-way line.
- *** As approved by the City Council
- **** If used in connection with Common Areas owned by Association
- ***** For corner lots, the lot owner, at the time of application for the first building permit on the lot, may choose which of the non-road frontage lot lines shall be considered the side yard and which shall be the rear yard, regardless of which road provides the driveway access. Once this selection is made, this choice shall apply to all future building permits on this lot. For corner lots abutting two streets, both street lines shall be considered front yard, not side yard, lot lines for purposes of applying the setback requirements.



Physical Standards for RS-1 and RS-2 lands shall be identical with CD-1 or CD-2 Standards for Commercial Uses, I-1 Standards for Industrial Uses, R-A Standards for Residential Agricultural Uses, PUD Standards for planned Unit Development Uses, all subject to any modification imposed by Article 12 of this Code.

Updated through Ord 21-02, 22-04

21. 7670, 7672, 7674, 7676 and 7678, Minnesota Energy Code

B. This municipality may adopt by reference any or all of the following optional chapters of Minnesota Rules: Chapter 1306, Special Fire Protection Systems; and Chapter 1335,

Floodproofing Regulations, parts 1335.0600 to 1335.1200.

C. This municipality may adopt by reference appendix chapter K (Grading), of the 2001

Supplements to the International Building Code.

The following optional provisions identified in Section 4, Subp. B and C are hereby adopted and incorporated as part of the building code for this municipality.

Section 5 The adoption of Article 11-410 is intended to include all future amendments and revisions to the Minnesota State Building Code

Section 6 All references in Article 11 referring to "Minnesota State Building Code" are amended and refer to the "2006 International Building Code" (IBC) and the "International Residential Code" (IRC).

11-411 Architectural Standards for Residential Structures.

11-411.1 General Provisions


No building permit for structures in the City of Ham Lake shall be issued where the materials, scale, bulk, or character of a structure, house, or building, is so dissimilar to other structures, houses or buildings in the vicinity as to result in the depreciation of property values or the degradation of the environment in the immediate area. The Zoning Officer shall, in his discretion, make a determination as to whether or not any proposed structure fails to meet the above criteria, and in the event of such an opinion, said opinion shall be confirmed by the City Council, which may, in its discretion, refer the proposed plans to the Planning Commission for comment prior to acting upon such a request.

11-411.2 Residential and Agricultural Districts.

In districts RA, R1, R2, R3, RS1 and RS2, the following standards shall apply for single family detached dwellings.

A. Minimum Width. The minimum width of the main portion of the structure shall be not less than 24 feet, as measured across the narrowest portion.

B. Minimum Roofage. The pitch of the main roof shall be in compliance with the Minnesota Residential Building Code as adopted by the City of Ham Lake.

 **C. Placement.** All single family dwellings shall be placed so that the apparent entrance or front of the home faces or parallels the principal street frontage.

- J. An easement for said roadway right-of-way as a public right-of-way shall be granted to the City by proper conveyance or dedication and accepted by the City Council, if the roadway is otherwise in compliance with requirements of this Code.
- K. Street signs shall be erected at all intersections and elsewhere as required by the City Council and such signs and the poles to which same are attached shall meet the construction and design requirements of the City Council.
- L. Table 11-4 shall, subject to the design standards filed in the office of the City Engineer and review by the City Engineer, govern other physical standards for roadways:
- M. A 2% minimum cross slope shall be required on all cul-de-sacs.
- N. Vertical curves are required if the algebraic difference of the curves is greater than 1%. The Rate of Vertical Curvature, K, is to meet MnDOT Design Policy and Criteria for sag and crest vertical curves. Sag curves required to have a minimum K of 37 and crest curves required to have a minimum K of 30 for a 30 mph design speed.

11-720 Special Standards for MSA and CSAH Roads

- A. Excluding main arterial highway service roads, all roads and streets designated or hereafter designated as Municipal State Aid roads, the minimum right-of-way required shall be 66 feet, for County State Aid Highway roads 120 feet.

11-730 Residential Driveway Widths (also see Article 10-430)

- A. Maximum width of a driveway at the curb to the right-of-way line to be 30 feet.
- B. Driveways on cul-de-sacs to be a maximum width of 24 feet from the curb to the right-of-way line. All properties on cul-de-sacs will be allowed only one driveway from the street.
- C. For parcels not on a cul-de-sac, a secondary driveway may be constructed with a maximum width of 24 feet at the curb to the right-of-way line.

11-800 Building Numbering System

11-810 Uniform Numbering System

A uniform system of numbering properties and principal buildings is hereby adopted for use in the City of Ham Lake, as indicated on the certain map or maps identified as the City of Ham Lake Number index on file in the office of the City Clerk. Said index and all explanatory matter thereon is hereby made a part of this Code.



11-820 Assignment of Numbers

All properties or parcels of land within the City of Ham Lake shall hereafter be identified by reference to the Uniform Numbering System adopted herein. Each principal building shall bear the number assigned to the frontage on

which the front entrance is located. In case a principal building is occupied by more than one business or family dwelling unit, each separate front entrance of such building shall bear a separate number.

11-830 Display of Numbers

It shall be the duty of the owner, lessor or occupant of every house, industrial, commercial or other building, to have proper house or building numbers either by affixing such number assigned in metal, glass, plastic or other curable material. The number shall **be not less than 12 inches in height on all commercial/industrial buildings and a minimum of 4 inches in height on residential buildings**, and in a contrasting color to the building. Said numbers are to be placed on structures, not garage doors, and to be easily seen from the street fronting the building. Said numbers are also to be placed on both sides of mailboxes, except where mailboxes are in a group, the numbers shall be placed on the front and on the side of each end mailbox. All auxiliary buildings within a unit having an assigned number, such as a garage, barn and buildings of the like nature, are not affected by the code.

11-840 Administration

The Building Inspector shall be responsible for maintaining the numbering system and shall keep a record of all numbers assigned under this Code. The Building Inspector shall issue to any property owner upon request and without charge a number for each principal building or separate front entrance to such building. The Building Inspector shall issue only the number assigned to such building under the provisions of the Code, provided, however, that the Building Inspector may issue additional numerals in accordance with the official numbering system whenever a property has been subdivided, a new front entrance opened, or undue hardship has resulted to any property owner. The property owner shall be responsible for obtaining suitable numbers for property identification.

11-900 Demolition and Moving-In of Buildings

11-910 Definitions

11-911 Building

Building shall mean a structure supported by three or more walls, covered by a roof supported by said walls. This definition shall exclude any metal or wooden shed which contains less than 120 square feet of available floor space, and shall exclude manufactured mobile homes as that term is governed and defined in Article 9-340.2 of this Code.

11-912 Moving-In

Moving-In means the transporting of any building to any designation in the City, regardless of the point of origin.

11-913 Demolition

“Demolition” – means the razing or other destruction or partial destruction of any structure which, if being constructed anew, would require the