



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, APRIL 8, 2024

CALL TO ORDER: 6:00 p.m.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES: January 22, 2024

PUBLIC HEARING:

6:01 p.m. Jesse Osborne of Storage World, requesting rezoning of portions of land from R-M (Residential – Manufactured Home) to R-A (Rural Single Family Residential) and portions of land from CD-2 (Commercial Development II) to R-A (Rural Single Family Residential) in Section 8

6:01 p.m. Wesam Alkubaisy of Ewaz LLC, dba Pioneer Auto Tronics, requesting a Conditional Use Permit to operate an automobile repair shop at 15903 Central Ave NE (PID# 17-32-23-34-0019)

NEW BUSINESS:

1. None

COMMISSION BUSINESS:

1. City Council Update

CITY OF HAM LAKE
PLANNING COMMISSION MINUTES
MONDAY, JANUARY 22, 2024

The Ham Lake Planning Commission met for its regular meeting on Monday, January 22, 2024 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 Jeff Entsminger and David Ross

MEMBERS ABSENT: Commissioners Erin Dixson 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 Ross, to approve the minutes of the December 11, 2023 Planning Commission meeting as written. All present in favor, motion carried.

PUBLIC HEARING:

Angela Oldenburger of Paxton Properties, LLC, requesting a Conditional Use Permit to operate White & Sable, LLC, an event center, at 15485 Baltimore Street NE

Mr. Landon Oldenburger and Mrs. Angela Oldenburger were present as well as architects Mr. Nick Kineke and Mr. Michael Roehr. Mrs. Oldenburger stated she and her husband want to construct a wedding and event venue. Mrs. Oldenburger stated when clients rent the facility they will be able to bring in their own vendors as long as they are licensed, insured and pre-approved by them. Mrs. Oldenburger stated clients renting the facility for weddings will be able to get ready, take photos, have an indoor or outdoor ceremony and hold a reception on site. Chair Pogalz asked Engineer Krugler to comment. Engineer Krugler stated the plans comply with the City's Shoreland Ordinance in regard to impervious surface coverage. Engineer Krugler stated the landscaping plan shows decorative trees will be planted. Engineer Krugler stated City Code suggests the planting of conifer trees but the Commission would need to determine if decorative trees are acceptable for this site. Engineer Krugler stated the Coon Creek Watershed District (CCWD) has conditionally approved the plans and is requiring an Operation and

Maintenance Agreement for storm water treatment. Engineer Krugler stated a CCWD permit is required before grading operations can commence. Engineer Krugler stated a Minnesota Pollution Control Agency National Pollutant Discharge Elimination System (NPDES) Construction Stormwater Permit is also required before grading operations can commence. Engineer Krugler stated Great River Energy and Minnesota Pipeline easements traverse through the parcel; both agencies have approved the plans. Commissioner Lejonvarn completed the inspection; a copy which is on file. Commissioner Lejonvarn stated the property has a few buildings on it. Commissioner Lejonvarn stated two structures will be demolished and the garage, that will be used for storage, will be improved to match the event center. Commissioner Lejonvarn stated parking was discussed. Commissioner Lejonvarn stated no parking will be allowed along Baltimore Street NE. There was discussion on how parking would be managed if clients have food trucks onsite. Mrs. Oldenburger stated clients may have to give up some parking spots if they have food trucks. Mrs. Oldenburger stated they will suggest the clients shuttle guests or recommend carpooling or the use of Uber ride services if there may not be enough parking spaces. Commissioner Lejonvarn stated the landscaping plan was sufficient and added that some existing ash trees, that are dead or dying, will need to be removed from the site.

Chair Pogalz opened the public hearing at 6:11 p.m. and asked for public comment; with there being none, Chair Pogalz closed the public hearing at 6:12 p.m.

Motion by Lejonvarn, seconded by Ross, to recommend approval of Angela Oldenburger's request for a Conditional Use Permit to operate White and Sable, LLC, an event center, at 15485 Baltimore Street NE, subject to not exceeding the total occupant load of 299 at any time, outdoor event activities only occurring between the hours of 7:01 am and 10:00 pm, no outside storage, maintaining the landscaping, outdoor lighting, parking lot surface and parking lot striping, clearly marking fire truck access with no parking signs and meeting all City, County and State requirements. All present in favor, motion carried. *This application will be placed on the City Council's Monday, February 5, 2024 agenda.*

NEW BUSINESS:

Angela Oldenburger of Paxton Properties, LLC, requesting Commercial Site Plan approval to construct a 10,381 square foot event center at 15485 Baltimore Street NE. PID# 20-32-23-12-0027

Chair Pogalz stated this request is also from Mrs. Oldenburger. There was no additional discussion. **Motion by Lejonvarn, seconded by Ross, to recommend approval of Angela Oldenburger's request for commercial site plan approval to construct a 10,381 square foot event center at 15485 Baltimore Street NE, subject to the following conditions: not exceeding the total occupant load of 299 at any time, outdoor event activities only occurring between the hours 7:01 am and 10:00 pm, meeting the requirements of the DNR, obtaining a demolition permit to demolish the existing office and small shed, the exterior finish of the buildings meeting CD-1 building standards, meeting the requirements of the Building Official and City Engineer and meeting all City, County and State requirements. All present in favor,**

motion carried. *This application will be placed on the City Council's Monday, February 5, 2024 agenda.*

COMMISSION BUSINESS:

City Council Update

Chair Pogalz stated the City Council concurred with the Planning Commission's recommendations to approve the Conditional Use Permit and Commercial Site Plan for Twin Town Demolition. A planning commissioner will not be present at the February 5, 2024 City Council meeting.

ADJOURNMENT:

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

Jennifer Bohr
Building and Zoning Clerk

**CITY OF HAM LAKE
PLANNING COMMISSION REQUEST APPLICATION
INSPECTION REPORT**

MTG DATE: April 8, 2024

INSPECTION ISSUED TO: Jeff Entsminger

APPLICANT/CONTACT: Jesse Osborne 16800 Hwy 65 NE, Ham Lake, MN 55304

TELEPHONE NUMBER: 651-403-0782, jesse@storageworldmn.com

BUSINESS/PLAT NAME: Storage World

ADDRESS/LOCATION OF INSPECTION: 16759 Polk St NE

APPLICATION FOR: Lot Line Adjustment & Rezoning

RECOMMENDATION: _____

DATE: _____

PLANNING COMMISSIONER SIGNATURE: _____



CITY OF HAM LAKE

15544 Central Avenue NE

Ham Lake, MN 55304

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

PLANNING REQUEST

Date of Application Storage World/lotline

Date of Receipt 3-21-24
Receipt # 99092

Meeting Appearance Dates:
Planning Commission 4-8-24

City Council _____

Please check request(s):

- Metes & Bounds Conveyance
- Sketch Plan
- Preliminary Plat Approval*
- Final Plat Approval
- Rezoning*
- Multiple Dog License*
- Commercial Building Permit
- 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: Storage World

Address/Location of property: 16759 Polk St + PID 08-32-23-23-0002

Legal Description of property: _____

PIN # 08-32-23 32-0007 + 23-0002 Current Zoning CD-2, R-m+R-A Proposed Zoning R-A

Notes: Lotline adjs and rezoning

Applicant's Name: Jesse Osborne

Business Name: Storage World

Address 16800 Hwy 65 NE Ham

City Ham Lake State MN Zip Code 55304

Phone 651-403-0782 Cell Phone 651-403-0782 Fax _____

Email address Jesse@StorageWorldMN.com

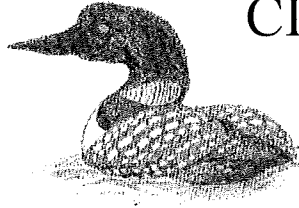
You are advised that the 60-day review period required by Minnesota Statutes Chapter 15.99 does not begin to run until all of the required items have been received by the City of Ham Lake.

SIGNATURE [Signature] DATE 3-20-24

- FOR STAFF USE ONLY -

ACTION BY: Planning Commission _____
City Council _____

PROPERTY TAXES CURRENT YES NO



CITY OF HAM LAKE

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

NOTICE OF PUBLIC HEARING
CITY OF HAM LAKE
COUNTY OF ANOKA
STATE OF MINNESOTA

TAKE NOTICE, that pursuant to the requirements of Minnesota Law, a public hearing shall be held before the Ham Lake Planning Commission on Monday, April 8, 2024 at 6:01 p.m. at the City Hall located at 15544 Central Avenue NE, for the purpose of considering the application of Jesse Osborne of Storage World requesting rezoning of portions of land from R-M (Residential – Manufactured Mobile Home) to R-A (Rural Single Family Residential) and portions of land from CD-2 (Commercial Development II) to R-A (Rural Single Family Residential) in Section 8, parcels of certain land situated in the City of Ham Lake, Anoka County, Minnesota and which is described as follows to wit:

That part of the Northwest Quarter of the Southwest Quarter of Section 8, Township 32, Range 23, Anoka County, Minnesota, described as follows:

Beginning at the Northeast corner of said Northwest Quarter of the Southwest Quarter; thence South 00 degrees 08 minutes 57 seconds West, assumed bearing, along the East line of said Northwest Quarter of the Southwest Quarter, a distance of 255.43 feet; thence North 89 degrees 30 minutes 01 seconds West, 551.76 feet; thence South 01 degree 45 minutes 07 seconds West, 381.90 feet; thence South 78 degrees 41 minutes 27 seconds West, 364.11 feet; thence South 16 degrees 46 minutes 04 seconds East, a distance of 363.68 feet; thence North 89 degrees 09 minutes 19 seconds East, 813.58 feet to said East line of the Northwest Quarter of the Southwest Quarter; thence South 00 degrees 08 minutes 57 seconds West, along said East line of the Northwest Quarter of the Southwest Quarter, 283.72 feet to the Southeast corner of said Northwest Quarter of the Southwest Quarter; thence South 88 degrees 49 minutes 45 seconds West, along said South line of the Northwest Quarter of the Southwest Quarter, 1338.03 feet to the West line of said Northwest Quarter of the Southwest Quarter; thence North 00 degrees 05 minutes 31 seconds East, along said West line of the Northwest Quarter of the Southwest Quarter, 1326.25 feet to the North line of said Northwest Quarter of the Southwest Quarter; thence North 88 degrees 56 minutes 23 seconds East, along said North line of the Northwest Quarter of the Southwest Quarter, 1339.30 feet to said point of beginning.

EXCEPT that part of said Northwest Quarter of the Southwest Quarter described as follows: Commencing at the Northeast corner of the said Northwest Quarter of the Southwest Quarter; thence South 00 degrees 08 minutes 57 seconds West, assumed bearing, along

the East line of said Northwest Quarter of the Southwest Quarter, a distance of 255.43 feet; thence North 89 degrees 30 minutes 01 seconds West, a distance of 551.76 feet; thence South 01 degrees 45 minutes 07 seconds West, a distance of 381.90 feet; thence South 78 degrees 41 minutes 27 seconds West, 364.11 feet; thence South 16 degrees 46 minutes 04 seconds East, a distance of 363.68 feet to the point of beginning of the exception to be described; thence North 89 degrees 09 minutes 19 seconds East, a distance of 813.58 to the East line of said Northwest Quarter of the Southwest Quarter; thence South 00 degrees 08 minutes 57 seconds West, along said East line of the Northwest Quarter of the Southwest Quarter, a distance of 283.72 feet to the Southeast corner of said Northwest Quarter of the Southwest Quarter; thence South 88 degrees 49 minutes 45 seconds West, along the South line of the Northwest Quarter of the Southwest Quarter, a distance of 959.77 feet; thence North 00 degrees 00 minutes 00 seconds East 5.82 feet; thence northwesterly a distance of 220.82 feet along a tangential curve concave to the southwest, said curve having a radius of 279.00 feet and a central angle of 45 degrees 20 minutes 52 seconds; thence northwesterly a distance of 95.15 feet along a reverse curve concave to the northeast said curve having a radius of 345.00 feet and a central angle of 15 degrees 48 minutes 08 seconds; thence northwesterly, easterly, and southeasterly, a distance of 306.85 feet on a non-tangential curve concave to the southeast, having a radius of 60.00 feet, a central angle of 293 degrees 01 minutes 14 seconds and a chord bearing of North 64 degrees 36 minutes 05 seconds East; thence southeasterly a distance of 23.64 feet on a non-tangential curve concave to the northeast, having a radius of 279.00 feet, a central angle of 04 degrees 51 minutes 15 seconds and a chord bearing of South 32 degrees 57 minutes 22 seconds East; thence North 89 degrees 09 minutes 19 seconds East, a distance of 214.75 to the point of beginning.

AND

Outlot A, CREEKSIDE FARMS Anoka, County, Minnesota.

At such hearing both written and oral comments will be heard.

DATED: March 29, 2024

Jennifer Bohr
Building and Zoning Clerk
City of Ham Lake

Jennifer Bohr

From: Jesse Osborne <jesse@storageworldmn.com>
Sent: Thursday, March 21, 2024 2:15 PM
To: Jennifer Bohr

Jennifer,
I've decided to put parcel B in RA zoning.
I would also like to extend the RA on partial A
throughout the whole property.

Thanks
Jesse Osborne

Jennifer Bohr

From: Jesse Osborne <jesse@storageworldmn.com>
Sent: Thursday, March 21, 2024 2:04 PM
To: Jennifer Bohr

Hi Jennifer,

The Narrative for the lot line adjustment is to put the shops back into Storage World where they belong. When we did the quit claim deed on the property going into CSF we didn't realize the shops were going with it. Now we're transferring them back into Storage World.

Thanks

Jesse Osborne

Memorandum

Date: April 4, 2024
To: Planning Commissioners
From: Tom Collins, City Engineer *TPC*
Subject: Proposed lot line adjustment –08-32-23-23-0002 and 16759 Polk Street (08-32-23-32-0007)

Introduction:

A lot line adjustment is proposed between the 20.31-acre 08-32-23-23-0002 parcel and the 21.75-acre parcel and 16759 Polk Street. The proposed lot line adjustment will increase the 08-32-23-23-0002 parcel (Parcel A) by 3.12 acres to 23.43 acres and will decrease the 16759 Polk Street parcel (Parcel B) by 3.12 acres to 18.63 acres. A 400-scale aerial photo is attached.

Discussion:

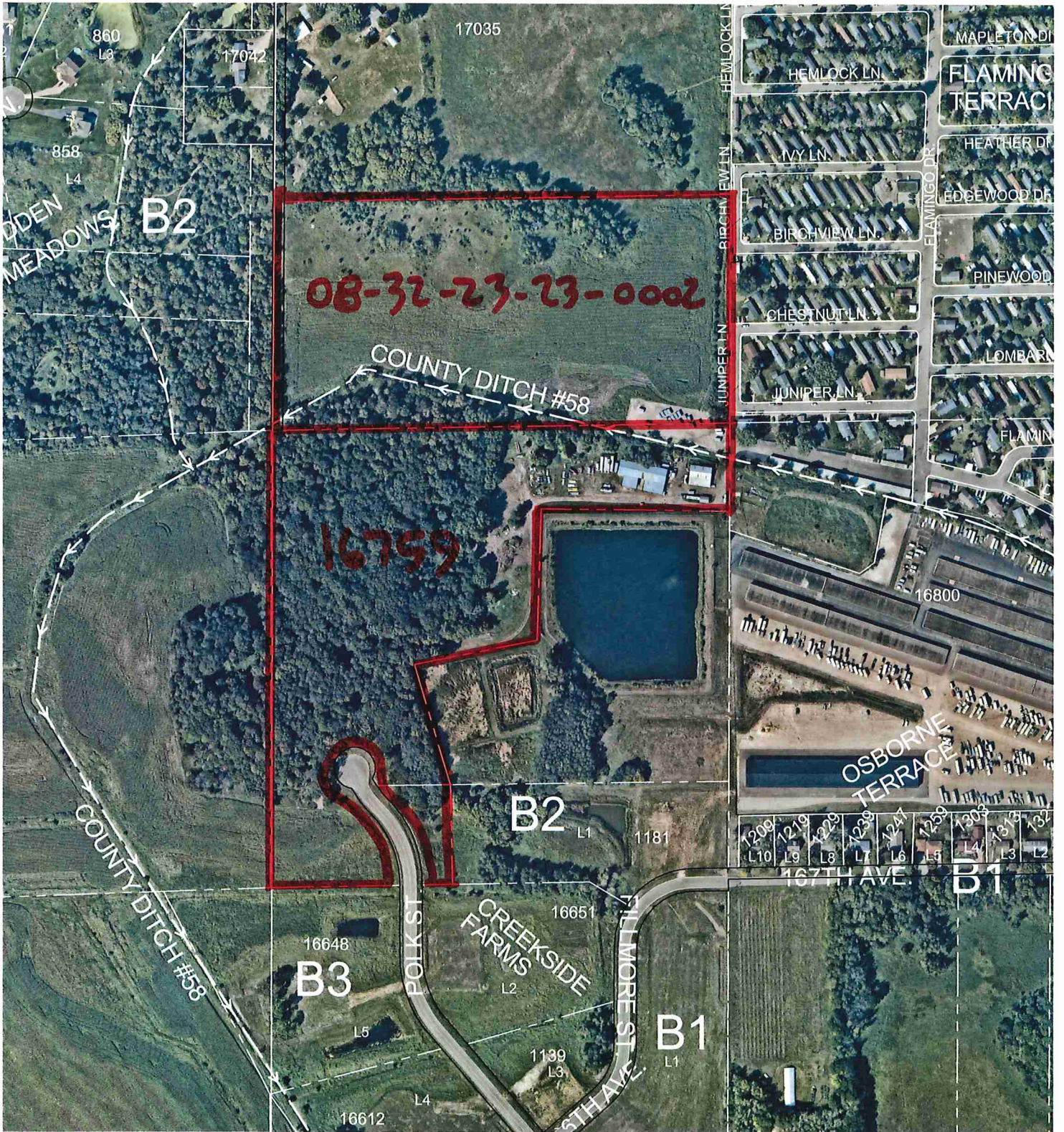
Per the attached 500 scale zoning map, the 08-32-23-23-0002 parcel is zoned Rural Single Family Residential (R-A) and the 16759 Polk Street parcel is zoned both Residential - Manufactured Home (R-M) and Commercial Development Tier 2 (CD-2). The CD-2 portion of 16759 Polk Street is due to the prior combination of Parcel B-1 and the CD-2 zoned Outlot A of Creekside Farms. The Lot Line Adjustment with Parcel B-1 and the Creekside Farms Plat cover sheet with Outlot A are attached.

Both of the resulting parcels are proposed to be rezoned to R-A, although it is anticipated that Parcel B will be rezoned to CD-2 with the future Creekside Farms 2nd Addition and associated extension of Polk Street. As required, the Lot Line Adjustment exhibit includes the dedication of a 10-foot drainage and utility easement around the perimeter of Parcel A and Parcel B. The easement dedication on the westerly portion of Parcel A is adjacent to the 33-foot-wide ingress and egress easement that will be Polk Street right-of-way in the future.

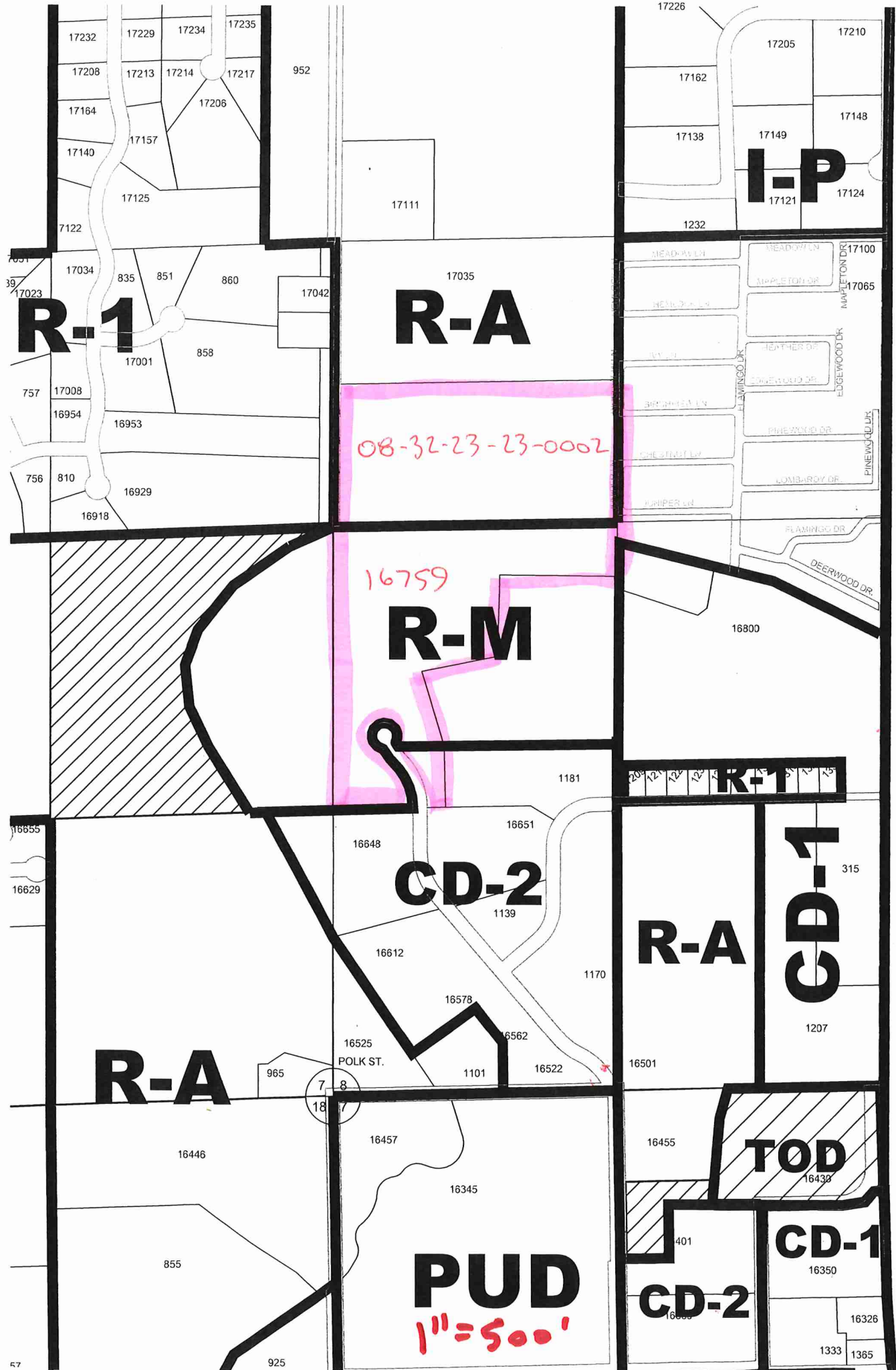
The Building Official does not have any concerns with Code compliance of the existing buildings located on the 16759 Polk Street parcel. Upon approval of the Lot Line Adjustment, a City Council public hearing will be scheduled for vacation of the 10-foot drainage and utility easement that was dedicated over the northerly portion of Outlot A of Creekside Farms.

Recommendation:

It is recommended that the lot line adjustment be approved, subject to dedicating a 10-foot-wide drainage and utility easement on both sides of the revised property lines.



1" = 400'



R-1

R-A

I-P

R-M

CD-2

R-A

CD-1

R-A

TOD

PUD

CD-2

CD-1

08-32-23-23-0002

16759

1"=500'

17232 17229 17234 17235
17208 17213 17214 17217
17164 17157 17206
17140 17125
7122

17226 17205 17210
17162 17148
17138 17149
17121 17124
1232

17034 835 851 860
17042 17001 858
757 17008 16954 16953
756 810 16929 16918

MEADOW LN MEADOW LN 17100
MAPLETON DR 17065
HEATHER DR
FLAMINGO DR
EDGEWOOD DR
PINEWOOD DR
PINEWOOD DR
LOMBARDY DR
FLAMINGO DR
DEERWOOD DR

16655 16629
16648 16651
1139
16612 1170
16578 16562
16525 POLK ST. 1101 16522
965 7 8 18

1181
1207 315
16501

16446 855
16457 16345
925

16455 16438
401 16350
16326 1333 1365

LOT LINE ADJUSTMENT

~of~ 16759 POLK STREET NE
 ~for~ STORAGE WORLD INC.
 16800 HWY. 65 NE
 HAM LAKE, MN 55304
 (651) 403-0782

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- DENOTES ANOKA COUNTY CAST IRON MONUMENT
- DENOTES GUY WIRE
- DENOTES LIDAR CONTOURS
- DENOTES OVERHEAD WIRE
- DENOTES ADJACENT PARCEL OWNER INFORMATION (PER ANOKA COUNTY TAX INFORMATION)

PROPOSED LEGAL DESCRIPTIONS

PARCELA:

That part of the Northwest Quarter of the Southwest Quarter of Section 8, Township 32, Range 23, Anoka County, Minnesota, described as follows:

Beginning at the Northeast corner of said Northwest Quarter of the Southwest Quarter; thence on an assumed bearing of South 00 degrees 08 minutes 57 seconds West, along the East line of said Northwest Quarter of the Southwest Quarter, a distance of 255.43 feet; thence North 89 degrees 30 minutes 01 second West a distance of 551.76 feet; thence North 01 degree 45 minutes 07 seconds East, a distance of 240.64 feet to the North line of said Northwest Quarter of the Southwest Quarter; thence North 88 degrees 56 minutes 23 seconds East, along said North line of the Northwest Quarter of the Southwest Quarter, a distance of 545.14 feet to the point of beginning.

AND

The South Half of the Southwest Quarter of the Northwest Quarter of Section 8, Township 32, Range 23, Anoka County, Minnesota.

Subject to an ingress and egress easement over the west 33 feet thereof together with an easement for road purposes over the west 33 feet of the North Half of the Southwest Quarter of the Northwest Quarter of said Section, Township, and Range.

PARCEL B:

Parcel 1:
 That part of the Northwest Quarter of the Southwest Quarter of Section 8, Township 32, Range 23, Anoka County, Minnesota, described as follows:

Commencing at the Northeast corner of said Northwest Quarter of the Southwest Quarter; thence South 00 degrees 08 minutes 57 seconds West, along the East line of said Northwest Quarter of the Southwest Quarter, a distance of 255.43 feet; thence North 89 degrees 30 minutes 01 second West a distance of 551.76 feet to the point of beginning of the parcel to be described; thence South 01 degree 45 minutes 07 seconds West a distance of 381.50 feet; thence South 78 degrees 41 minutes 27 seconds West a distance of 363.68 feet; thence North 89 degrees 30 minutes 01 second West a distance of 551.76 feet to the North line of said Northwest Quarter of the Southwest Quarter; thence North 88 degrees 56 minutes 23 seconds East, along said North line of the Northwest Quarter of the Southwest Quarter, a distance of 545.14 feet to the point of beginning.

EXCEPT that part of said Northwest Quarter of the Southwest Quarter embraced within the plat of CREEKSIDE FARMS, Anoka County, Minnesota.

AND

Parcel 2:
 Outlot A, CREEKSIDE FARMS, Anoka County, Minnesota.

NOTES

- Bearings shown are on Anoka County datum.
- Parcel ID Numbers: 08-32-23-0002 and 08-32-23-0007.
- Field work was completed by E.G. Rud and Sons, Inc. on 11-14-23.
- Topography is shown per LIDAR mapping as provided by mDNR and supplemented by field information gathered by E.G. Rud and Sons, Inc.

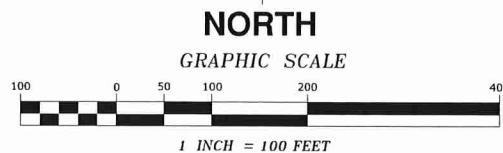
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

JASON E. RUD
 Date: 3/20/2024 License No. 41578

BENCHMARK

MNDOT NAME: 0208 T
 GSID STATION: # 568
 ELEVATION: 911.425 (NAVD88)

NO.	DATE	DESCRIPTION	BY
1	2/21/24	CITY COMMENTS	CMB
2	3/05/24	REVISE BNDRY AND DESC.	JEN
3	3/19/24	REVISE DESC. AND ADD EASE.	JEN
4	3/20/24	UPDATE PIN NO.	JEN



EXISTING LEGAL DESCRIPTIONS

PID 08-32-23-0002:

The South Half of the Southwest Quarter of the Northwest Quarter of Section 8, Township 32, Range 23, Anoka County, Minnesota. Subject to an ingress and egress easement of the west 33 feet thereof together with an easement for road purposes over the west 33 feet of the North Half of the Southwest Quarter of the Northwest Quarter of said Section, Township, and Range.

PID 08-32-23-0007:

That part of the Northwest Quarter of the Southwest Quarter of Section 8, Township 32, Range 23, Anoka County, Minnesota, described as follows:

Beginning at the Northeast corner of said Northwest Quarter of the Southwest Quarter; thence South 00 degrees 08 minutes 57 seconds West, assumed bearing, along the East line of said Northwest Quarter of the Southwest Quarter, a distance of 255.43 feet; thence North 89 degrees 30 minutes 01 seconds West, a distance of 551.76 feet; thence South 01 degree 45 minutes 07 seconds West, 381.50 feet; thence South 78 degrees 41 minutes 27 seconds West, 364.11 feet; thence North 89 degrees 30 minutes 01 second West, a distance of 551.76 feet to said East line of the Northwest Quarter of the Southwest Quarter; thence South 00 degrees 08 minutes 57 seconds West, along said East line of the Northwest Quarter of the Southwest Quarter, 283.72 feet to the Southeast corner of said Northwest Quarter of the Southwest Quarter; thence South 88 degrees 56 minutes 23 seconds West, along said South line of the Northwest Quarter of the Southwest Quarter, 1338.03 feet to the West line of said Northwest Quarter of the Southwest Quarter; thence North 00 degrees 05 minutes 31 seconds East, along said West line of the Northwest Quarter of the Southwest Quarter, 1326.25 feet to the North line of said Northwest Quarter of the Southwest Quarter; thence North 88 degrees 56 minutes 23 seconds East, along said North line of the Northwest Quarter of the Southwest Quarter, 1339.30 feet to said point of beginning.

EXCEPT that part of said Northwest Quarter of the Southwest Quarter described as follows:

Commencing at the Northeast corner of the said Northwest Quarter of the Southwest Quarter; thence South 00 degrees 08 minutes 57 seconds West, assumed bearing, along the East line of said Northwest Quarter of the Southwest Quarter, a distance of 255.43 feet; thence North 89 degrees 30 minutes 01 seconds West, a distance of 551.76 feet; thence South 01 degree 45 minutes 07 seconds West, a distance of 381.50 feet; thence South 78 degrees 41 minutes 27 seconds West, 364.11 feet; thence North 89 degrees 30 minutes 01 second West, a distance of 551.76 feet to the point of beginning of the exception to be described; thence North 89 degrees 30 minutes 19 seconds East, a distance of 813.58 feet to said East line of the Northwest Quarter of the Southwest Quarter; thence South 00 degrees 08 minutes 57 seconds West, along said East line of the Northwest Quarter of the Southwest Quarter, a distance of 283.72 feet to the Southeast corner of said Northwest Quarter of the Southwest Quarter; thence South 88 degrees 56 minutes 23 seconds West, along said South line of the Northwest Quarter of the Southwest Quarter, a distance of 959.77 feet; thence North 00 degrees 05 minutes 31 seconds East 5.82 feet; thence northwesterly a distance of 220.82 feet along a tangential curve concave to the southwest, said curve having a radius of 279.00 feet and a central angle of 45 degrees 20 minutes 52 seconds; thence northwesterly a distance of 95.15 feet along a reverse curve concave to the northeast said curve having a radius of 345.00 feet and a central angle of 15 degrees 48 minutes 08 seconds; thence northwesterly, easterly, and southeasterly, a distance of 306.85 feet on a non-tangential curve concave to the southeast, having a radius of 60.00 feet, a central angle of 293 degrees 01 minutes 14 seconds and a chord bearing of North 64 degrees 36 minutes 05 seconds East; thence southeasterly a distance of 23.64 feet on a non-tangential curve concave to the northeast, having a radius of 279.00 feet, a central angle of 04 degrees 51 minutes 15 seconds and a chord bearing of South 32 degrees 57 minutes 22 seconds East; thence North 89 degrees 09 minutes 19 seconds East, a distance of 214.75 to the point of beginning.

AND

Outlot A, CREEKSIDE FARMS Anoka, County, Minnesota.

PROPOSED EASEMENT DESCRIPTION FOR PARCELA

A perpetual easement for drainage and utility purposes over, under, and across the North 10.00 feet; the East 10.00 feet of the West 43.00 feet; the East 10.00 feet of the East 771.14 feet of the West 804.14 feet of the South Half of the Southwest Quarter of the Northwest Quarter of Section 8, Township 32, Range 23, Anoka County, Minnesota.

AND

A perpetual easement for drainage and utility purposes over, under, and across the East 10.00 feet; the South 10.00 feet and the West 10.00 feet of the following described parcel:

That part of the Northwest Quarter of the Southwest Quarter of Section 8, Township 32, Range 23, Anoka County, Minnesota, described as follows:

Beginning at the Northeast corner of said Northwest Quarter of the Southwest Quarter; thence on an assumed bearing of South 00 degrees 08 minutes 57 seconds West, along the East line of said Northwest Quarter of the Southwest Quarter, a distance of 255.43 feet; thence North 89 degrees 30 minutes 01 second West a distance of 551.76 feet; thence North 01 degree 45 minutes 07 seconds East a distance of 240.64 feet to the North line of said Northwest Quarter of the Southwest Quarter; thence North 88 degrees 56 minutes 23 seconds East, along said North line of the Northwest Quarter of the Southwest Quarter, a distance of 545.14 feet along to the point of beginning.

PROPOSED EASEMENT DESCRIPTION FOR PARCEL B

A perpetual easement for drainage and utility purposes over, under, and across that part of the Northwest Quarter of the Southwest Quarter of Section 8, Township 32, Range 23, Anoka County, Minnesota, that adjoins and lies 10.00 feet to the right of the following described line:

Commencing at the Northeast corner of said Northwest Quarter of the Southwest Quarter; thence South 00 degrees 08 minutes 57 seconds West, assumed bearing, along the East line of said Northwest Quarter of the Southwest Quarter, a distance of 255.43 feet; thence North 89 degrees 30 minutes 01 second West a distance of 551.76 feet to the point of beginning of the line to be described and a point hereinafter referred to as "POINT A"; thence South 01 degree 45 minutes 07 seconds West a distance of 381.50 feet; thence South 78 degrees 41 minutes 27 seconds West a distance of 364.11 feet; thence North 88 degrees 56 minutes 23 seconds East, along said North line of the Northwest Quarter of the Southwest Quarter, a distance of 545.14 feet to the point of beginning.

The sideline of said easement is to be prolonged or shortened to terminate on the North line of said Outlot A.

AND

A perpetual easement for drainage and utility purposes over, under, and across that part of the Northwest Quarter of the Southwest Quarter of Section 8, Township 32, Range 23, Anoka County, Minnesota, that adjoins and lies 10.00 feet to the left of the following described line:

Beginning at the aforementioned "POINT A"; thence North 01 degree 45 minutes 07 seconds East a distance of 240.64 feet to the North line of said Northwest Quarter of the Southwest Quarter; thence South 88 degrees 56 minutes 23 seconds West, along said North line of the Northwest Quarter of the Southwest Quarter, a distance of 794.16 feet to the Northwest corner of said Northwest Quarter of the Southwest Quarter; thence South 00 degrees 05 minutes 31 seconds West, along the West line of said Northwest Quarter of the Southwest Quarter, a distance of 1326.25 feet to the Southwest corner of said Northwest Quarter of the Southwest Quarter; thence North 88 degrees 56 minutes 23 seconds East, along the South line of said Northwest Quarter of the Southwest Quarter, a distance of 378.27 feet to the westerly right of way line of Polk Street per the plat of CREEKSIDE FARMS, Anoka County Minnesota; thence northerly, easterly and southerly along said right of way line to the North line of Outlot A, CREEKSIDE FARMS and said line there terminating.

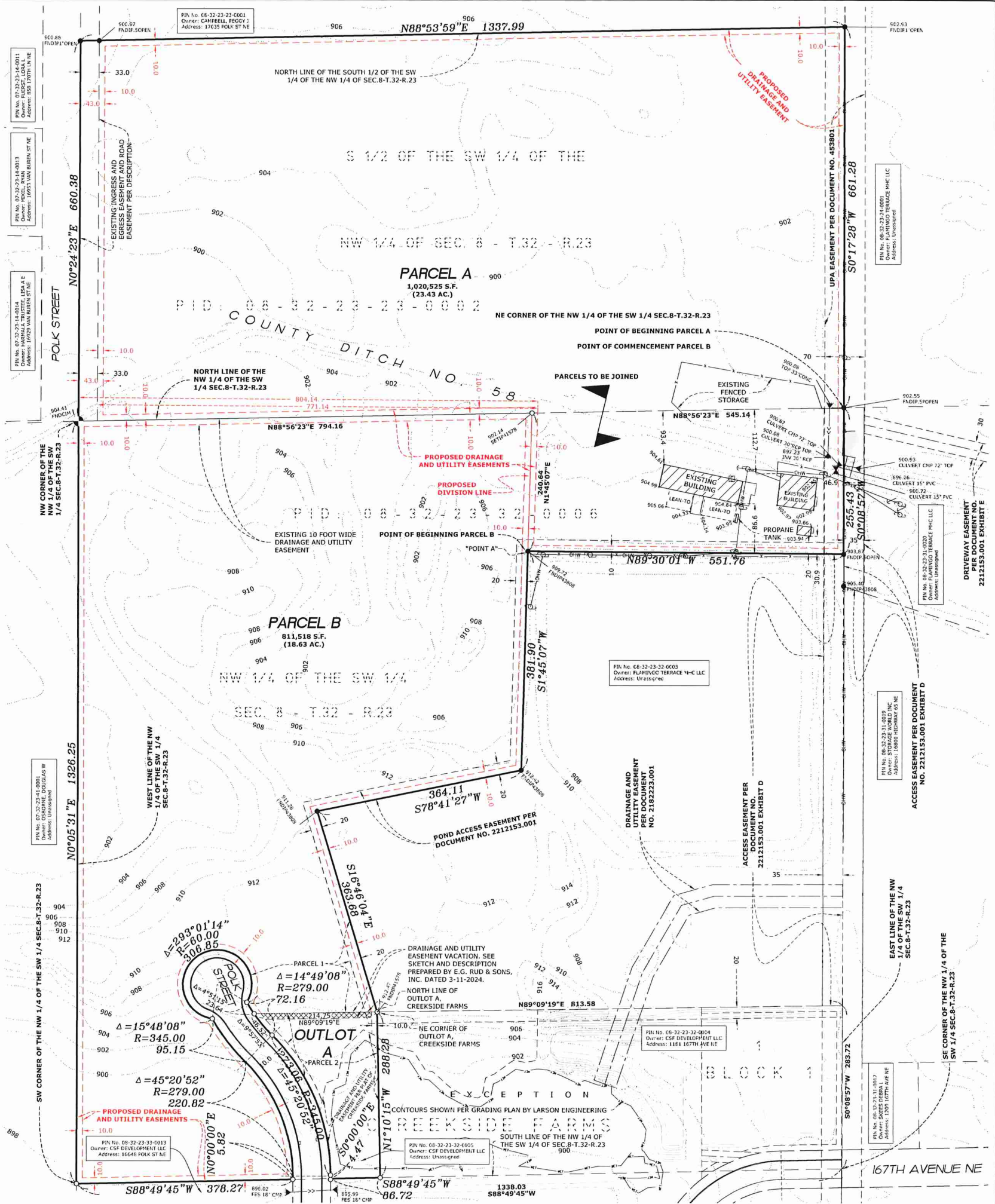
The sideline of said easement is to be prolonged or shortened to terminate on the North line of said Outlot A.

VICINITY MAP

PART OF SEC. 7 + 8, TWP. 32, RNG. 23



ANOKA COUNTY, MINNESOTA
 (NO SCALE)



LOT LINE ADJUSTMENT

~of~ CREEKSIDE FARMS
 ~for~ CREEKSIDE FARMS DEVELOPMENT
 16800 HWY. 65 NE
 HAM LAKE, MN 55304
 (651) 403-0782

EXISTING LEGAL DESCRIPTIONS

(Per Title Commitment prepared by The Title Group, Inc. File No. 200431765)

PARCEL A (PID: 08-32-23-33-0005):

The Southwest Quarter of the Southwest Quarter of Section 8, Township 32, Range 23, Anoka County, Minnesota, EXCEPT the South 730 feet of the West 800 feet thereof.

PARCEL B (PID: 08-32-23-32-0002):

That part of the Northwest Quarter of the Southwest Quarter of Section 8, Township 32, Range 23, Anoka County, Minnesota, described as follows:

Beginning at the Northeast corner of the said Northwest Quarter of the Southwest Quarter; thence South 00 degrees 08 minutes 57 seconds West, assumed bearing, along the East line of said Northwest Quarter of the Southwest Quarter, a distance of 255.43 feet; thence North 89 degrees 30 minutes 01 seconds West, a distance of 551.76 feet; thence South 01 degrees 45 minutes 07 seconds West, 381.90 feet; thence South 78 degrees 41 minutes 27 seconds West, 364.11 feet; thence South 16 degrees 46 minutes 04 seconds East, a distance of 363.68 feet; thence North 89 degrees 09 minutes 19 seconds East, 813.58 feet to said East line of the Northwest Quarter of the Southwest Quarter; thence South 00 degrees 08 minutes 57 seconds West, along said East line of the Northwest Quarter of the Southwest Quarter, a distance of 283.72 feet to the Southeast corner of said Northwest Quarter of the Southwest Quarter; thence South 88 degrees 49 minutes 45 seconds West, along said South line of the Northwest Quarter of the Southwest Quarter, a distance of 1338.03 feet to the West line of said Northwest Quarter of the Southwest Quarter; thence North 00 degrees 05 minutes 31 seconds East, along said West line of the Northwest Quarter of the Southwest Quarter, a distance of 1326.25 feet to the North line of said Northwest Quarter of the Southwest Quarter; thence North 88 degrees 56 minutes 23 seconds East, along said North line of the Northwest Quarter of the Southwest Quarter, 1339.30 feet to said point of beginning.

PARCEL C (PID: 08-32-23-33-0004):

That part of the Southwest Quarter of the Southwest Quarter, Section 8, Township 32, Range 23, Anoka County, Minnesota, described as follows:

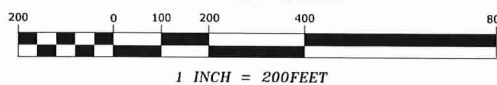
Beginning at a point on the South line of said Southwest Quarter of the Southwest Quarter a distance of 500.00 feet Easterly of the Southwest corner thereof; thence Northwesterly to a point on the West line of said Southwest Quarter of the Southwest Quarter a distance of 730.00 feet Northerly of the Southwest corner thereof; thence Easterly, parallel to said South line a distance of 800.00 feet; thence Southerly, parallel to said West line a distance of 730.00 feet to said South line; thence Westerly along said South line a distance of 300.00 feet to said point of beginning.

PARCEL D (PID: 07-32-23-44-0001):

The Southeast Quarter of the Southeast Quarter of Section 7, Township 32, Range 23, Anoka County, Minnesota. EXCEPT that part thereof described as follows:

Beginning at the Southeast corner of said Southeast Quarter of the Southeast Quarter; thence West on the South line thereof for a distance of 350 feet; thence North and Parallel with the East line of said Southeast Quarter of the Southeast Quarter for a distance of 155 feet; thence East and parallel with the South line of said Southeast Quarter of the Southeast Quarter for a distance of 45 feet; thence Northwesterly with a deflection angle to the left of 31 degrees 20 minutes for a distance of 94.7 feet; thence Southeasterly with a deflection angle to the right of 49 degrees 30 minutes a distance of 234.2 feet to the East line of said Southeast Quarter of the Southeast Quarter; thence South a distance of 138 feet to place of beginning.

GRAPHIC SCALE



DEVELOPMENT DATA

- TOTAL SITE AREA = 103.20± ACRES
- PROPOSED DEVELOPMENT AREA = 43.83± ACRES
- OUTLOT AREA = 1.37± ACRES
- 13 PROPOSED CD-2 LOTS
- AVERAGE LOT SIZE = 3.27± ACRES
- MINIMUM STREET FRONTAGE = 200 FEET
- MINIMUM LOT SIZE = 1.00 ACRES (INCLUDING HALF OF STREET ROW)
- PROPOSED ZONING = CD-2
- BUILDING SETBACKS:
 - FRONT = 30 FEET
 - SIDE = 10 FEET
 - REAR = 20 FEET
- SETBACK TO RESIDENTIAL OR PUD USES:
 - BUILDING = 30 FEET
 - PARKING AND DRIVES = 20 FEET
- WETLAND BUFFER = 15 or 25 FEET

PROPOSED LEGAL DESCRIPTIONS

PARCEL B-1:

That part of the Northwest Quarter of the Southwest Quarter of Section 8, Township 32, Range 23, Anoka County, Minnesota, described as follows:

Beginning at the Northeast corner of said Northwest Quarter of the Southwest Quarter; thence South 00 degrees 08 minutes 57 seconds West, assumed bearing, along the East line of said Northwest Quarter of the Southwest Quarter, a distance of 255.43 feet; thence North 89 degrees 30 minutes 01 seconds West, 551.76 feet; thence South 01 degrees 45 minutes 07 seconds West, 381.90 feet; thence South 78 degrees 41 minutes 27 seconds West, 364.11 feet; thence South 16 degrees 46 minutes 04 seconds East, a distance of 363.68 feet; thence North 89 degrees 09 minutes 19 seconds East, 813.58 feet to said East line of the Northwest Quarter of the Southwest Quarter; thence South 00 degrees 08 minutes 57 seconds West, along said East line of the Northwest Quarter of the Southwest Quarter, a distance of 283.72 feet to the Southeast corner of said Northwest Quarter of the Southwest Quarter; thence South 88 degrees 49 minutes 45 seconds West, along said South line of the Northwest Quarter of the Southwest Quarter, a distance of 1338.03 feet to the West line of said Northwest Quarter of the Southwest Quarter; thence North 00 degrees 05 minutes 31 seconds East, along said West line of the Northwest Quarter of the Southwest Quarter, a distance of 1326.25 feet to the North line of said Northwest Quarter of the Southwest Quarter; thence North 88 degrees 56 minutes 23 seconds East, along said North line of the Northwest Quarter of the Southwest Quarter, 1339.30 feet to said point of beginning.

EXCEPT that part of said Northwest Quarter described as follows:

Commencing at the Northeast corner of the said Northwest Quarter of the Southwest Quarter; thence South 00 degrees 08 minutes 57 seconds West, assumed bearing, along the East line of said Northwest Quarter of the Southwest Quarter, a distance of 255.43 feet; thence North 89 degrees 30 minutes 01 seconds West, a distance of 551.76 feet; thence South 01 degrees 45 minutes 07 seconds West, a distance of 381.90 feet; thence South 78 degrees 41 minutes 27 seconds West, 364.11 feet; thence South 16 degrees 46 minutes 04 seconds East, a distance of 363.68 feet to the point of beginning of the parcel to be described; thence North 89 degrees 09 minutes 19 seconds East, a distance of 813.58 feet on a non-tangential curve concave to the southeast, having a radius of 60.00 feet, a central angle of 293 degrees 01 minutes 14 seconds and a chord bearing of North 64 degrees 36 minutes 05 seconds East; thence southeasterly a distance of 23.64 feet on a non-tangential curve concave to the northeast, having a radius of 279.00 feet, a central angle of 04 degrees 51 minutes 15 seconds and a chord bearing of South 32 degrees 57 minutes 22 seconds East; thence North 89 degrees 09 minutes 19 seconds East, a distance of 214.75 to the point of beginning.

PARCEL B-2:

That part of the Northwest Quarter of the Southwest Quarter of Section 8, Township 32, Range 23, Anoka County, Minnesota, described as follows:

Commencing at the Northeast corner of the said Northwest Quarter of the Southwest Quarter; thence South 00 degrees 08 minutes 57 seconds West, assumed bearing, along the East line of said Northwest Quarter of the Southwest Quarter, a distance of 255.43 feet; thence North 89 degrees 30 minutes 01 seconds West, a distance of 551.76 feet; thence South 01 degrees 45 minutes 07 seconds West, a distance of 381.90 feet; thence South 78 degrees 41 minutes 27 seconds West, 364.11 feet; thence South 16 degrees 46 minutes 04 seconds East, a distance of 363.68 feet to the point of beginning of the parcel to be described; thence North 89 degrees 09 minutes 19 seconds East, a distance of 813.58 feet on a non-tangential curve concave to the southeast, having a radius of 60.00 feet, a central angle of 293 degrees 01 minutes 14 seconds and a chord bearing of North 64 degrees 36 minutes 05 seconds East; thence southeasterly a distance of 23.64 feet on a non-tangential curve concave to the northeast, having a radius of 279.00 feet, a central angle of 04 degrees 51 minutes 15 seconds and a chord bearing of South 32 degrees 57 minutes 22 seconds East; thence North 89 degrees 09 minutes 19 seconds East, a distance of 214.75 to the point of beginning.

PARCEL C-1:

That part of the Southwest Quarter of the Southwest Quarter, Section 8, Township 32, Range 23, Anoka County, Minnesota, described as follows:

Commencing at the Southwest corner of said Southwest Quarter of the Southwest Quarter; thence North 88 degrees 43 minutes 06 seconds East, assumed bearing along the South line of said Southwest Quarter of the Southwest Quarter, a distance of 500.00 feet; thence North 34 degrees 45 minutes 08 seconds West, a distance of 222.76 feet to the point of beginning of the parcel to be described; thence continuing North 34 degrees 45 minutes 08 seconds West, a distance of 652.11 feet to a point on the West line of said Southwest Quarter of the Southwest Quarter distant 730.00 feet northerly from said Southwest corner; thence Easterly, parallel with said South line, a distance of 800.00 feet; thence Southerly, parallel with said West line, a distance of 499.18 feet; thence North 38 degrees 26 minutes 35 seconds East, a distance of 201.56 feet; thence South 61 degrees 51 minutes 21 seconds West, a distance of 108.61 feet; thence South 51 degrees 59 minutes 23 seconds West, a distance of 261.69 feet to the point of beginning; thence South 34 degrees 45 minutes 08 seconds East, a distance of 222.76 feet to the point of beginning.

PARCEL C-2:

That part of the Southwest Quarter of the Southwest Quarter, Section 8, Township 32, Range 23, Anoka County, Minnesota, described as follows:

Commencing at the Southwest corner of said Southwest Quarter of the Southwest Quarter; thence North 88 degrees 43 minutes 06 seconds East, assumed bearing along the South line of said Southwest Quarter of the Southwest Quarter, a distance of 500.00 feet to the point of beginning of the parcel to be described; thence continuing North 88 degrees 43 minutes 06 seconds East, a distance of 300.00 feet; thence North 00 degrees 05 minutes 31 seconds East and parallel with the West line of said Southwest Quarter a distance of 230.82 feet; thence North 38 degrees 26 minutes 35 seconds West, a distance of 201.56 feet; thence South 61 degrees 51 minutes 21 seconds West, a distance of 108.61 feet; thence South 51 degrees 59 minutes 23 seconds West, a distance of 261.69 feet to its intersection with a line that bears North 34 degrees 45 minutes 08 seconds West from the point of beginning; thence South 34 degrees 45 minutes 08 seconds East, a distance of 222.76 feet to the point of beginning.

PARCEL D-1:

That part of the Southeast Quarter of the Southeast Quarter of Section 7, Township 32, Range 23, Anoka County, Minnesota, lying southerly and westerly of the following described line:

Beginning at a point on the North line of said Southeast Quarter of the Southeast Quarter, distant 312.70 West of the Northeast corner thereof; thence southeasterly to a point on the East line of said Southeast Quarter of the Southeast Quarter, distant 730 feet north of the Southeast corner thereof and said line there terminating.

EXCEPT that part thereof described as follows:

Beginning at the Southeast corner of said Southeast Quarter of the Southeast Quarter; thence West on the South line thereof for a distance of 350 feet; thence North and Parallel with the East line of said Southeast Quarter of the Southeast Quarter for a distance of 155 feet; thence East and parallel with the South line of said Southeast Quarter of the Southeast Quarter for a distance of 45 feet; thence Northwesterly with a deflection angle to the left of 31 degrees 20 minutes for a distance of 94.7 feet; thence Southeasterly with a deflection angle to the right of 49 degrees 30 minutes a distance of 234.2 feet to the East line of said Southeast Quarter of the Southeast Quarter; thence South a distance of 138 feet to place of beginning.

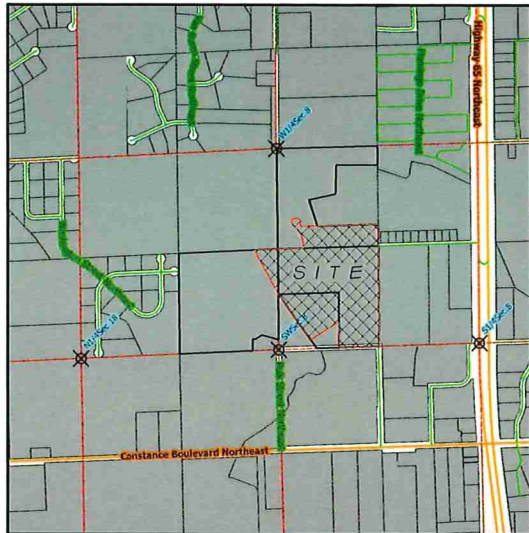
PARCEL D-2:

That part of the Southeast Quarter of the Southeast Quarter of Section 7, Township 32, Range 23, Anoka County, Minnesota, lying northerly and easterly of the following described line:

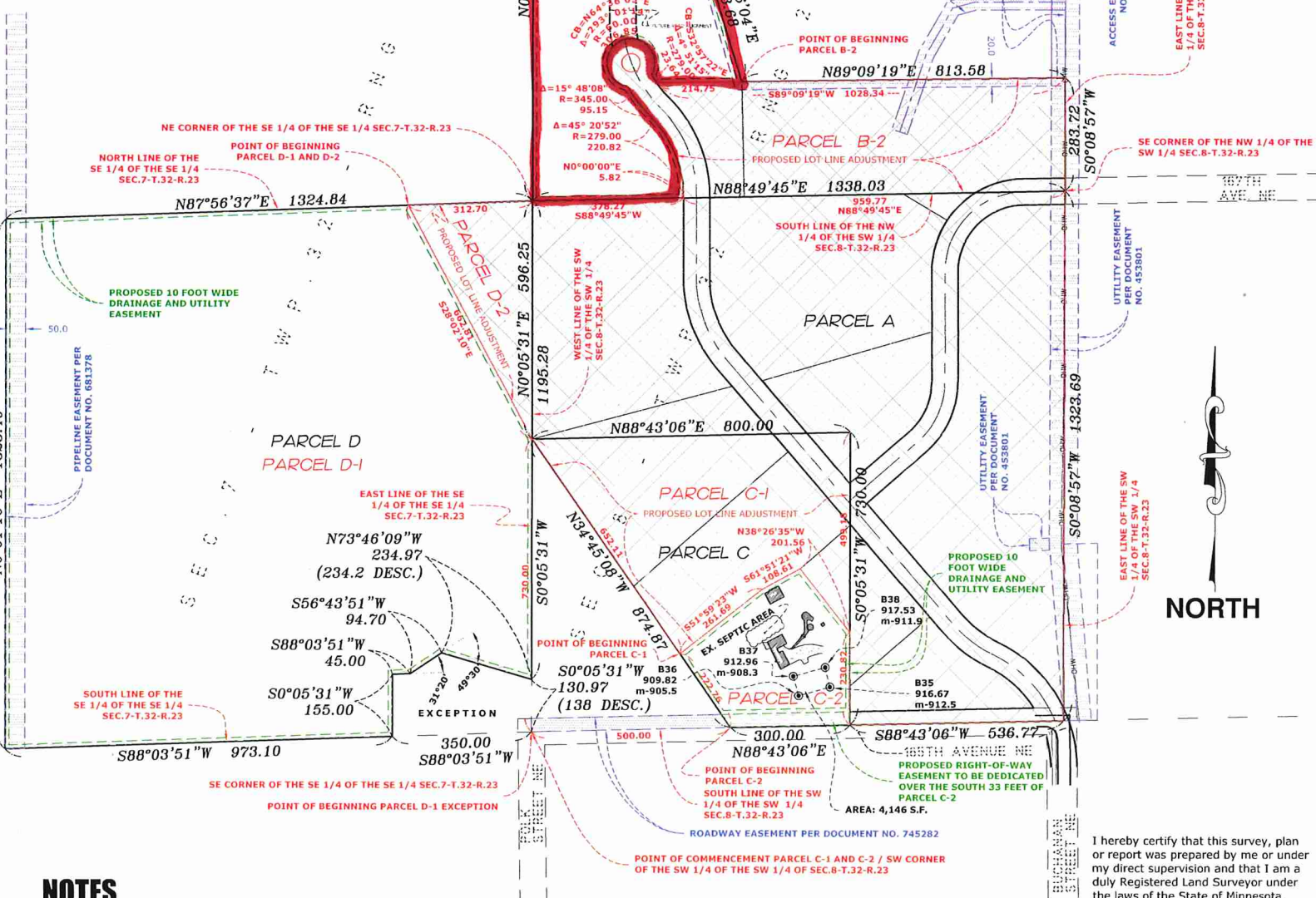
Beginning at a point on the North line of said Southeast Quarter of the Southeast Quarter, distant 312.70 West of the Northeast corner thereof; thence southeasterly to a point on the East line of said Southeast Quarter of the Southeast Quarter, distant 730 feet north of the Southeast corner thereof and said line there terminating.

VICINITY MAP

PART OF SEC. 7 + 8, TWP. 32, RNG. 23



ANOKA COUNTY, MINNESOTA
(NO SCALE)



NOTES

- Wetland delineation completed by Jacobson Environmental Services, Inc. Wetland location provided by Jacobson Environmental Services, Inc. and verified by E.G. Rud and Sons, Inc.
- Bearings shown are on Anoka County datum.
- 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.

LEGEND

- DENOTES EXISTING EASEMENT
- DENOTES EXISTING BOUNDARY
- DENOTES PROPOSED BOUNDARY
- DENOTES PROPOSED DRAINAGE AND UTILITY EASEMENT
- DENOTES SOIL BORING, (BY MARK TRADEWELL)

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
 JASON E. RUD
 Date: 5/12/2021 License No. 41578

DRAWN BY:	CMB	JOB NO:	19444PP	DATE:	03/16/21
CHECK BY:	JER	FIELD CREW:			
1	04-26-21	CITY COMMENTS		CMB	
2	05-12-21	CITY COMMENTS		CMB	
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
 www.egrud.com

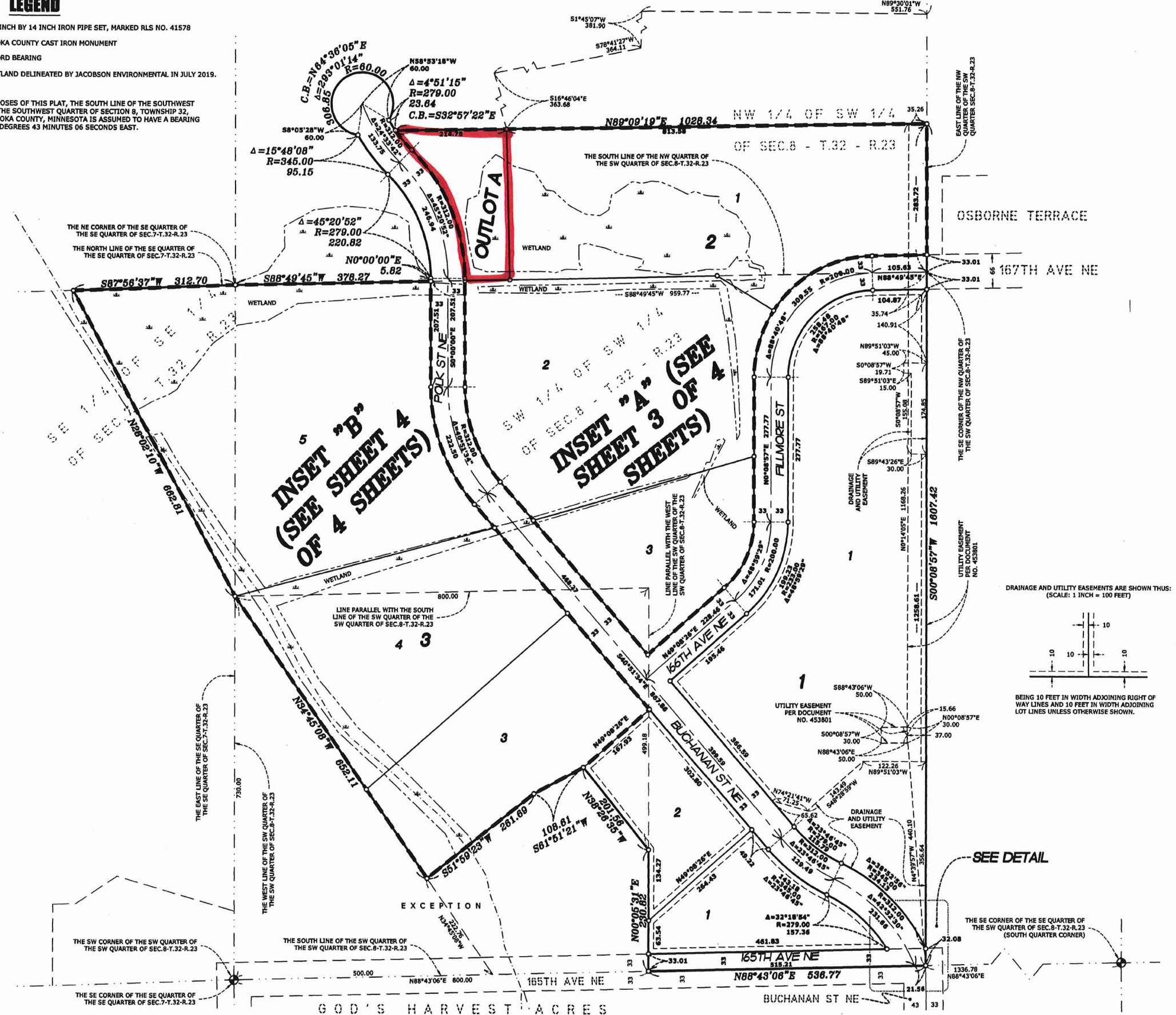
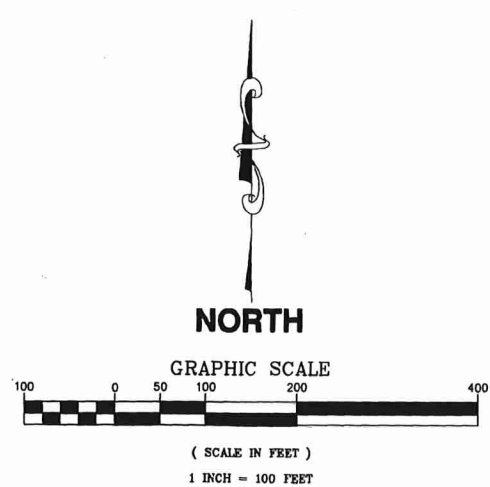
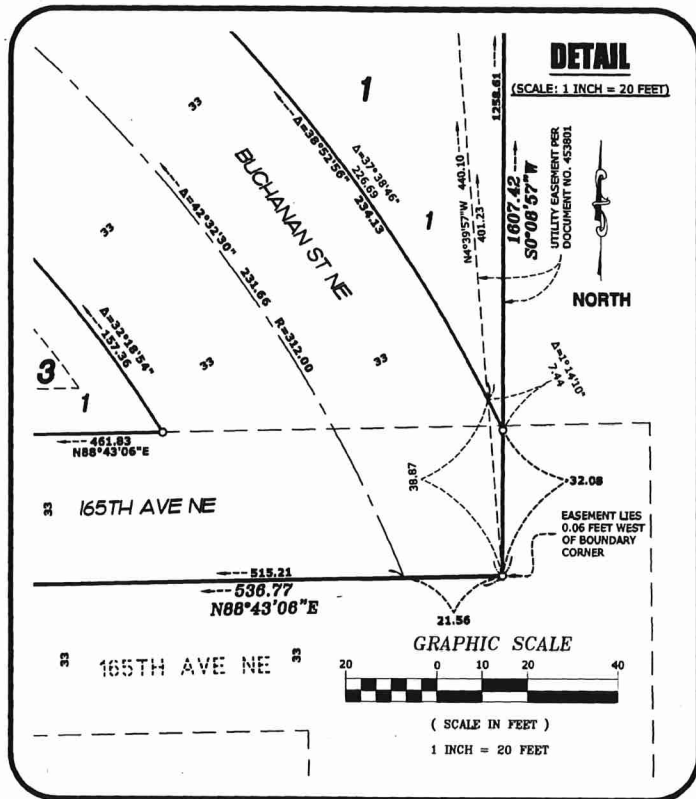
CREEKSIDE FARMS

2379391.e01
 City of Ham Lake
 County of Anoka
 Sec. 7 and 8, T32, R23

LEGEND

- DENOTES 1/2 INCH BY 14 INCH IRON PIPE SET, MARKED RLS NO. 41578
- ⊕ DENOTES ANOKA COUNTY CAST IRON MONUMENT
- C.B.= DENOTES CHORD BEARING
- ▭ DENOTES WETLAND DELINEATED BY JACOBSON ENVIRONMENTAL IN JULY 2019.

FOR THE PURPOSES OF THIS PLAT, THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 32, RANGE 23, ANOKA COUNTY, MINNESOTA IS ASSUMED TO HAVE A BEARING OF NORTH 88 DEGREES 43 MINUTES 06 SECONDS EAST.



E.G. RUD & SONS, INC.
 EST. 1977 Professional Land Surveyors

**CITY OF HAM LAKE
PLANNING COMMISSION REQUEST APPLICATION
INSPECTION REPORT**

MTG DATE: April 8, 2024

INSPECTION ISSUED TO: Jonathan Fisher

APPLICANT/CONTACT: Wesam Alkubaisy

TELEPHONE NUMBER: 281-851-7020 or wesamkbc@gmail.com

BUSINESS/PLAT NAME: Ewaz LLC dba Pioneer Auto Tronics

ADDRESS/LOCATION OF INSPECTION: 15903 Lincoln St NE

APPLICATION FOR: Conditional Use Permit

RECOMMENDATION: _____

DATE: _____

PLANNING COMMISSIONER SIGNATURE: _____



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 03/12/2024

Date of Receipt 3-18-24
Receipt # 99059

Meeting Appearance Dates:

Planning Commission 4-8-24 City Council _____

Please check request(s):

- | | |
|---|---|
| <input type="checkbox"/> Metes & Bounds Conveyance | <input type="checkbox"/> Commercial Building Site |
| <input type="checkbox"/> Sketch Plan | <input type="checkbox"/> Certificate of Occupancy |
| <input type="checkbox"/> Preliminary Plat Approval* | <input type="checkbox"/> Home Occupation Permit |
| <input type="checkbox"/> Final Plat Approval | <input checked="" type="checkbox"/> Conditional Use Permit (New)* |
| <input type="checkbox"/> Rezoning* | <input type="checkbox"/> Conditional Use Permit (Renewal) |
| <input type="checkbox"/> Multiple Dog License* | <input type="checkbox"/> 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: Ewaz LLC / DBA Pioneer Auto Tronics

Address/Location of property: 15903 Lincoln street NE, Ham Lake, MN 55304

Legal Description of property: LOT 3 BLOCK 2 HAM LAKE INDUSTRIAL PARK 4TH , EX RD SUBJ TO EASE OF REC

PIN # 17-32-23-34-0019 Current Zoning I-P Proposed Zoning —

Notes: _____

Applicant's Name: Wesam Alkubaisy

Business Name: Ewaz LLC / DBA Pioneer Auto Tronics

Address 13518 West Bellfort Ave

City Sugar Land State Texas Zip Code 77498

Phone 7139698813 Cell Phcne 2818517020 Fax _____

Email address wesamkbc@gmail.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 Wesam Alkubaisy DATE 03/12/2024

- FOR STAFF USE ONLY -

ACTION BY: Planning Commission _____
City Council _____

PROPERTY TAXES CURRENT YES NO

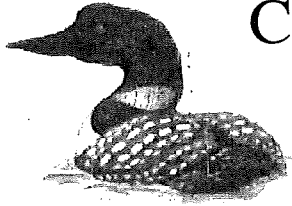
Pioneer Autotronics CUP

I, Niel Patel, am aware that Pioneer Autotronics is submitting an application to the city for a Conditional Use Permit to operate an auto business primarily related to fixing airbags, electronic, and programming on vehicles at LOT 3 BLOCK 2 HAM LAKE INDUSTRIAL PARK 4TH , EX RD SUBJ TO EASE OF REC.

Sincerely,

A handwritten signature in black ink, appearing to read "Niel Patel", written in a cursive style.

Date: 3/14/24



CITY OF HAM LAKE

15544 Central Avenue NE
Ham Lake, Minnesota 55304
(763) 434-9555
info@ci.ham-lake.mn.us

NOTICE OF PUBLIC HEARING
CITY OF HAM LAKE
COUNTY OF ANOKA
STATE OF MINNESOTA

TAKE NOTICE, that pursuant to the requirements of Minnesota Law, a public hearing shall be held before the Ham Lake Planning Commission on Monday, April 8, 2024 at 6:01 p.m. at the City Hall located at 15544 Central Avenue NE, for the purpose of considering the application of Wesam Alkubaisy, of Ewaz LLC dba Pioneer Auto Tronics, requesting a Conditional Use Permit to operate an automobile repair shop, at 15903 Central Avenue NE (PID# 17-32-23-34-0019), such land situated in the City of Ham Lake, Anoka County, Minnesota and which is described as follows to wit:

LOT 3 BLOCK 2 HAM LAKE INDUSTRIAL PARK 4TH ADDITION

At such hearing both written and oral comments will be heard.

DATED: March 29, 2024

Jennifer Bohr
Building and Zoning Clerk
City of Ham Lake

Anoka County Parcel Viewer

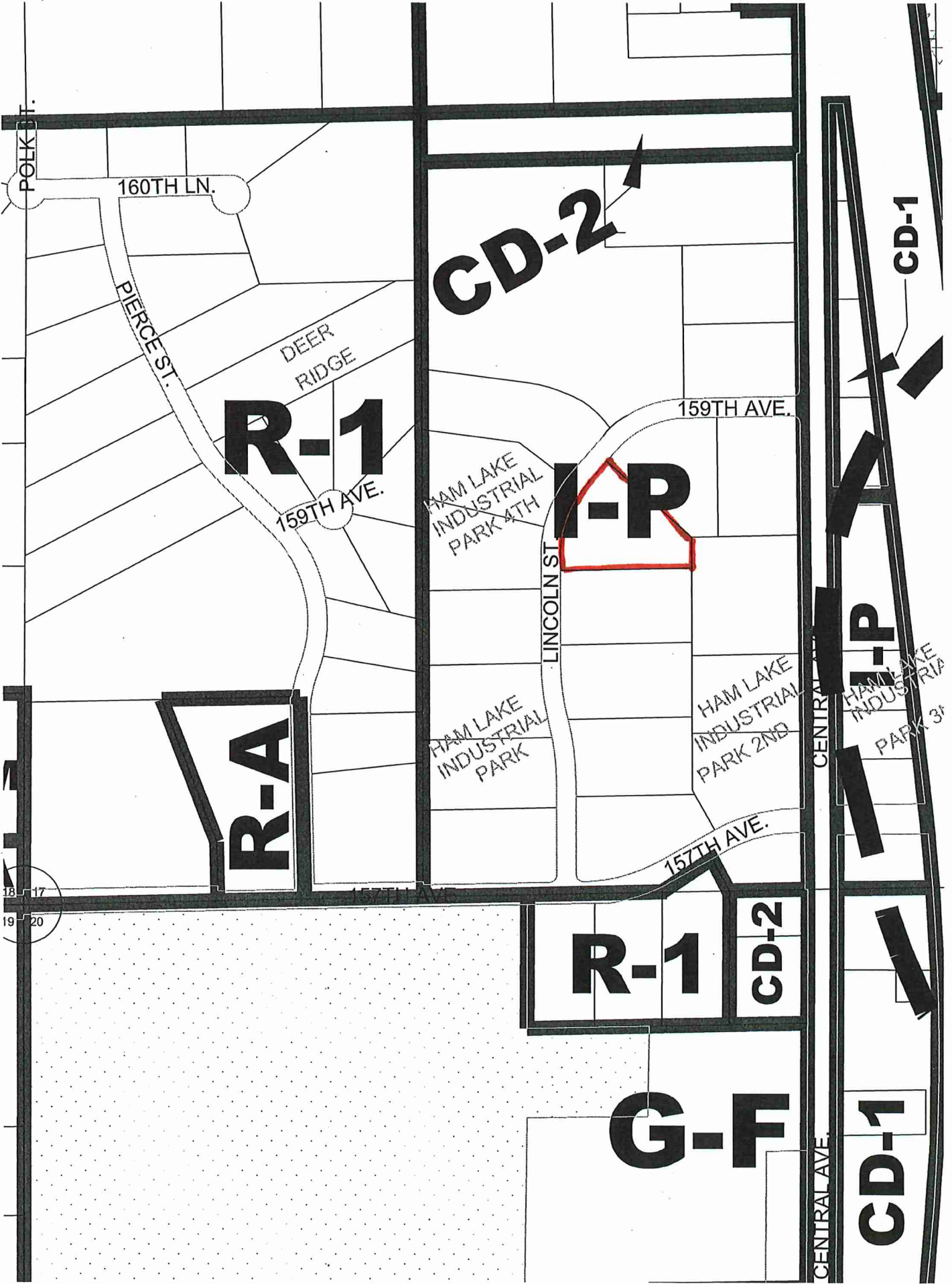


Parcel Information:
17-32-23-34-0019
15861 LINCOLN ST NE
HAM LAKE
MN 55304
Plat: HAM LAKE INDUSTRIAL PARK FOURTH ADDITION

Approx. Acres: 2.47954992
Commissioner: JULIE BRAASTAD

Owner Information:
JASPER HOLDINGS INVESTMENTS LLC
330 S SECOND AVE STE 370
MINNEAPOLIS
MN
55401







Pioneer Auto Tronics is an airbag service center specializing in repairing seatbelts, installing airbags, and providing programming services for a wide range of vehicle makes and models. Our focus is on safety and ensuring that vehicles meet or exceed industry standards of functionality. Our business focuses only on these specialized services, without engaging in mechanical repairs, oil substances or using heavy machinery or lifters. We try to keep our facility very clean, since we don't conduct mechanical work or have heavy machinery, our storage needs are primarily for tools, equipment, and inventory related to airbag components electronics and programming software. We maintain a well-organized and efficient storage system to maximize space and accessibility. Once a vehicle is ready to be worked on, it is moved inside our facility, once inside, our technicians connect the vehicle to power supply station to power up the vehicles without running the engine and begin diagnostics and repairs as necessary.

Our work capacity will handle 10 vehicles at the site (6 parked inside the building for repairing and 4 will be parked outside the building waiting to get repaired). our turned around time for each vehicle is one day and, in many cases, we complete the job in same day and turned back the vehicle to the customer

During the daily business hours (Monday through Saturday from 9:00 am. to 5:00 pm.), we expect 5 vehicles daily to drop off for diagnostic and repair. No more than 10 vehicles will be on-site to be repaired and no more than 10 vehicles, consisting of customer and employee vehicles, will be parked outside at any time.

Our team consists of four skilled technicians with expertise in airbag service, seatbelt maintenance, and programming services. Additionally, we have one administrative staff to manage customer inquiries. As we prioritize quality service, our team undergoes regular training to stay updated on industry advancements and safety protocols. At Pioneer Auto Tronics, we are committed to providing reliable and professional airbag services to ensure the safety and satisfaction of our customers. With our expertise and dedication to excellence, we aim to become a trusted destination for airbag repair and programming needs in our community.

Wesam KBC / CEO

April 8, 2024

CITY OF HAM LAKE
STAFF REPORT

To: Members of the Planning Commission

From: Mark Jones, Building Official

Subject: Conditional Use Permit for Ewaz LLC dba Pioneer Auto Tronics, at 15903 Lincoln Street NE

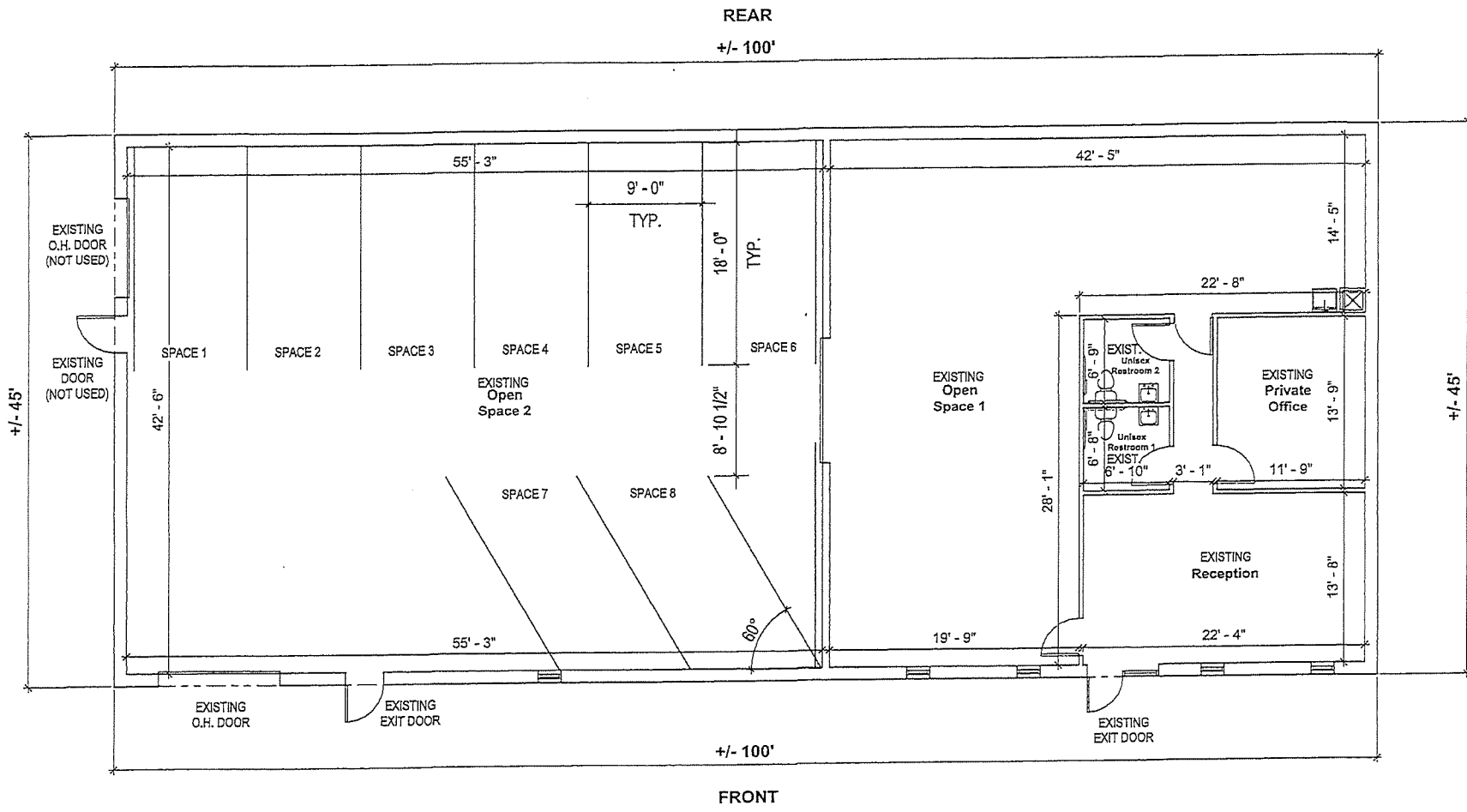
Introduction/Discussion:

Wesam Alkubaisy of Ewaz LLC dba Pioneer Auto Tronics, is applying for a Conditional Use Permit (CUP) for automobile repair at 15903 Lincoln Street NE. Pioneer Auto Tronics is an airbag service center specializing in repairing seatbelts, installing airbags, and providing programming services for a wide range of vehicle makes and models. The business focuses on these specialized services only, without engaging in mechanical repairs or the changing of vehicles fluids. Storage needs are primarily for tools, equipment, and inventory related to airbag components. Once a vehicle is ready to be worked on, it is moved inside the facility. Technicians connect vehicles to a power supply station to power up the vehicles without running the engine and begin diagnostics to determine repair(s) needed. Pioneer Auto Tronics will have 10 vehicles in need of repair at the site. Six vehicles will be parked inside of the building for repair and four vehicles will be parked outside the building waiting to get repaired. The turnaround time for each vehicle repair is one day. Business hours will be Monday through Saturday from 9:00 am. to 5:00 pm. Pioneer Auto Tronics intends to have a total of five employees. Four airbag service technicians who will also perform seatbelt maintenance and programming services and one administrative staff member to manage customer inquiries.

Recommendation:

I recommend approval of a Conditional Use Permit for 15903 Lincoln Street NE with the following conditions:

- 1) Repairs are to be limited to repairing seatbelts, installation of airbags and programming services for seatbelts and airbags.
- 2) No other auto repair services will be allowed, including the changing of any vehicle fluids or mechanical repairs.
- 3) A maximum of ten vehicles in need of repair (six parked inside of the building and four parked outside of the building) are allowed on the site at any given time.
- 4) Hours of operation will be Monday thru Saturday from 9:00 am to 5:00 pm.
- 5) A maximum of five employees.
- 6) Meeting all City, County and State requirements.
- 7) Any change of use will require review by the Planning Commission and approval by the City Council.



1 FLOOR PLAN
1/4" = 1'-0"



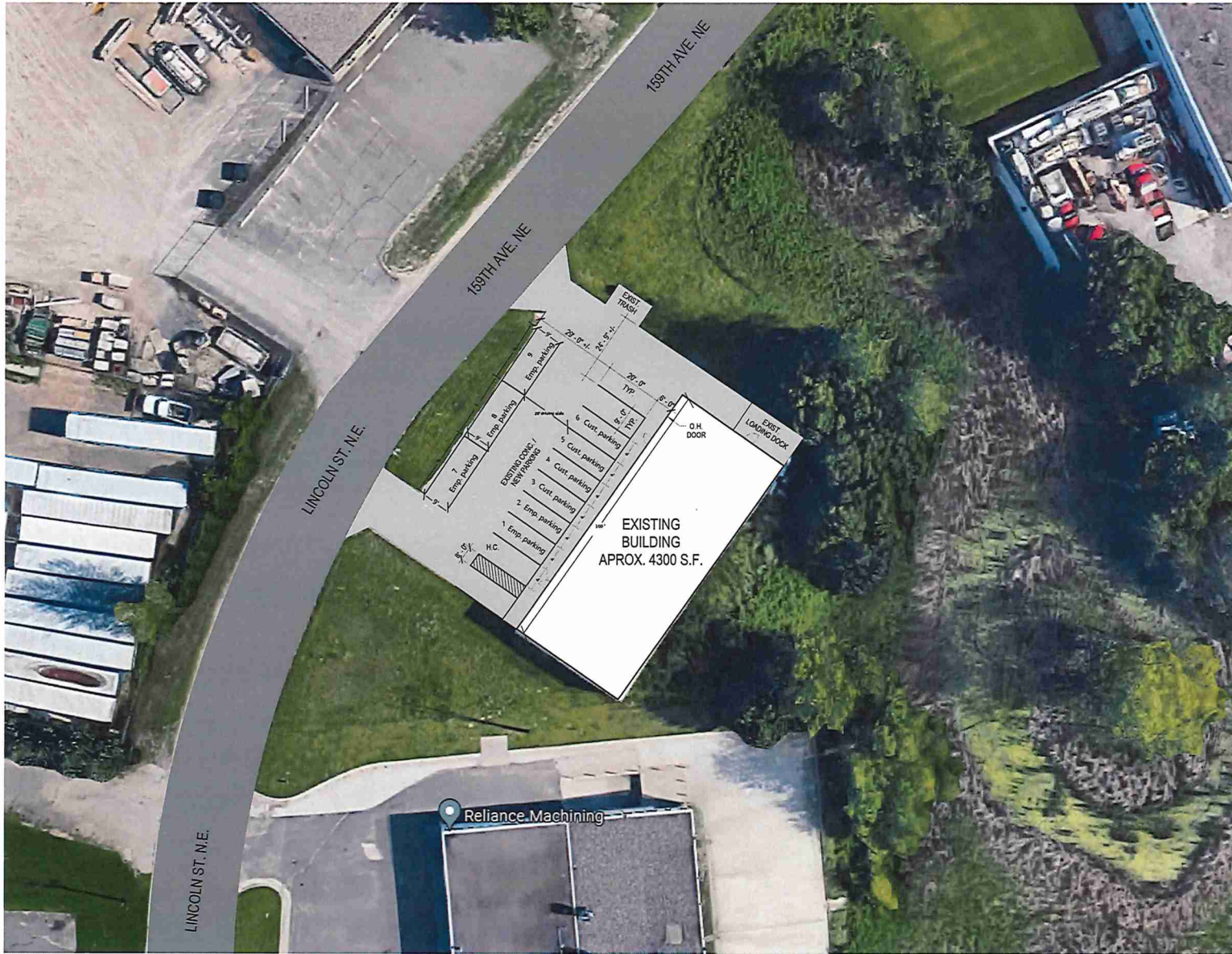
15903 Lincoln Street Northeast - SITE

project no.	-	date
drawn by	-	04.14.2023
reviewed by	-	

FLOOR PLAN

15903 Lincoln Street Northeast | Ham Lake, MN | 55304

SP01



Preliminary Site Plan



15903 Lincoln Street Northeast - SITE

project no.
drawn by
reviewed by

SPAC