



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, MAY 13, 2024

CALL TO ORDER: 6:00 p.m.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES: April 8, 2024

PUBLIC HEARING: None

NEW BUSINESS:

1. Art Rosenberg of Lincoln Street Commercial, LLC, requesting Sketch Plan approval for a commercial development (four lots and one outlot) in Section 29.
2. Melinda McDermott, Elevate Hope House, requesting Sketch Plan approval of a residential development (two lots, one outlot) in Section 16.

COMMISSION BUSINESS:

1. City Council Update

CITY OF HAM LAKE
PLANNING COMMISSION MINUTES
MONDAY, APRIL 8, 2024

The Ham Lake Planning Commission met for its regular meeting on Monday, April 8, 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, David Ross, Jonathan Fisher and Erin Dixon

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 Ross, seconded by Fisher, to approve the minutes of the January 22, 2024 Planning Commission meeting as written. All in favor, motion carried.

PUBLIC HEARING:

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

Mr. Jesse Osborne was present. Mr. Osborne stated the buildings in the upper northeast portion of the 16759 Polk Street NE parcel are shown as being owned by CSF Development, LLC but should be under the ownership of Storage World Inc. Mr. Osborne stated he is requesting rezoning, along with a lot line adjustment, to put the buildings under the ownership of the proper company. (The lot line adjustment will be reviewed by City Council.) Chair Pogalz asked Engineer Krugler to comment. Engineer Krugler stated the memo in the packet primarily addresses the requested lot line adjustment. Engineer Krugler stated rezoning has also been requested so that all of the land involved in this request will be under one zoning district, R-A (Rural Single Family Residential), instead of three zoning districts. Commissioner Entsminger completed the inspection; a copy which is on file. Commissioner Entsminger stated he met Mr. Osborne at the site. Commissioner Entsminger stated Mr. Osborne's request for rezoning is reasonable and straightforward.

Chair Pogalz opened the public hearing at 6:04 p.m. and asked for public comment; with there being none, Chair Pogalz closed the public hearing at 6:04 p.m.

Motion by Entsminger, seconded by Ross, to recommend approval of Jesse Osborne's request to rezone 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, subject to meeting the conditions of the City Engineer and meeting all City, County and State requirements. All in favor, motion carried. *This application will be placed on the City Council's Monday, April 15, 2024 agenda.*

PUBLIC HEARING:

Wesam Alkubaisy of Ewaz LLC, dba Pioneer Auto Tronics, requesting a Conditional Use Permit to operate an automobile repair shop at 15903 Lincoln Street NE (PID# 17-32-23-34-0019)

Mr. Ahmad Hassan, representing Mr. Wesam Alkubaisy, CEO of Pioneer Auto Tronics, was present. Mr. Hassan stated Pioneer Auto Tronics' headquarters is in Houston, TX. Mr. Hassan stated the company specializes in air bag services, seat belt repair and diagnostics, reprogramming and calibration of Advanced Driver Assistance Systems (ADAS). Mr. Hassan stated the company does diagnostics to determine what needs to be repaired after a vehicle has been involved in an accident and then reconditions the safety systems of the vehicle. Mr. Hassan stated they will be sub-leasing the location. Mr. Hassan stated they expect to service ten customer vehicles per day; six of the vehicles will be parked inside of the building and four will be parked outside. Mr. Hassan stated there will be five employees at the location which consist of four technicians, including himself, and one administrative staff person. Mr. Hassan stated business hours will be 9:00 a.m. to 5:00 p.m. Monday through Saturday. Mr. Hassan stated no mechanical repairs will be done at the site as all repairs are related to programming and calibrating various vehicle safety systems. Commissioner Fisher completed the inspection; a copy which is on file. Commissioner Fisher stated the building is currently occupied by another tenant. Commissioner Fisher stated the building has a large bay inside to park vehicles and is conducive to the type of work the company will perform there. Commissioner Fisher stated the site plan maximizes the space available for parking. Chair Pogalz asked Mr. Hassan if he was aware of the Conditional Use Permit conditions suggested by Building and Zoning Official Jones. Mr. Hassan acknowledged that he was aware of the conditions recommended Building and Zoning Official Jones.

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 6:11 p.m.

Motion by Fisher, seconded by Entsminger, to recommend approval of the request of Wesam Alkubaisy of Ewaz LLC, dba Pioneer Auto Tronics, for a Conditional Use Permit to operate an automobile repair shop at 15903 Lincoln Street NE (PID# 17-32-23-34-0019) subject to:

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

All in favor, motion carried. *This application will be placed on the City Council's Monday, April 15, 2024 agenda.*

Chair Pogalz asked Mr. Hassan if this is a new venture in Ham Lake. Mr. Hassan stated the Ham Lake location will be a new branch location. Mr. Hassan stated it is one of two new branch locations; the third location will be in Michigan.

NEW BUSINESS: None

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 the White and Sable wedding venue. A planning commissioner will not be present at the April 15, 2024 City Council meeting.

ADJOURNMENT:

Motion by Dixon, seconded by Fisher, to adjourn the Planning Commission meeting at 6:15 p.m. All in favor, motion carried.

Jennifer Bohr
Building and Zoning Clerk



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 4-11-2024

Date of Receipt 4-17-24
Receipt # 99327

Meeting Appearance Dates:
Planning Commission 5-13-24

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: LINCOLN STREET COMMERCIAL LLC

Address/Location of property: 14350-14334 HWY 65 1323 143RD AVE

Legal Description of property: SEE ATTACHED

PIN # 29-32-23-24-0004 29-32-23-31-0003
29-32-23-31-0005 Current Zoning CA-12 Proposed Zoning CD1,2 + R-A
29-32-23-31-0004

Notes: FOUR lot Commercial Subdivision with one outlot

Applicant's Name: ART ROSENBERG

Business Name: LINCOLN STREET COMMERCIAL LLC

Address P.O. Box 9076

City FARGO State ND Zip Code 58106

Phone _____ Cell Phone 701-219-4828 Fax _____

Email address ART.ROSENBERG@ICLOUD.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 4/11/24

- FOR STAFF USE ONLY -

ACTION BY: Planning Commission _____
City Council _____

PROPERTY TAXES CURRENT YES NO

Memorandum

Date: May 7, 2024
To: Planning Commissioners
From: Tom Collins, City Engineer **TPC**
Subject: Lincoln Street Commercial Sketch Plan

Introduction:

The proposed four lot commercial development, with one Outlot, is located on the combined 37.25-acres of 29-32-23-24-0004 and 29-32-23-31-0003 (14350 Highway 65), 29-32-23-31-0004 (1323 143rd Avenue) and 29-32-23-31-0005 (14334 Highway 65). The three houses and associated accessory buildings from 14350 Highway 65, 1323 143rd Avenue and 14334 Highway 65 have been removed. The 1323 143rd Avenue parcel is zoned Commercial Development Tier 2 (CD-2) and the remaining parcels are zoned Commercial Development Tier 1 (CD-1). A 300-scale aerial photo, a 400-scale zoning map and 400-scale half-section maps are attached.

Discussion:

Lots 1 and 2 are proposed to be CD-1 and Lots 3 and 4 are proposed to be CD-2. The 21.54-acre Outlot A will need to be combined with the adjacent 29-32-23-32-0005 (1163 143rd Avenue) parcel, that is Lot 2, Block 1 of Entsminger Farms. Outlot A will be rezoned to the same Rural Single Family Residential (R-A) zoning as 1163 143rd Avenue. Two potential future lots are shown in the R-A zoning southwest of the future Lincoln Street extension. Future approvals, including rezoning, would be required for any future lots within any portion of the expanded 1163 143rd Avenue parcel. The Development Agreement will include conveyance of Outlot A to 1163 143rd Avenue, stipulating that building permits for the four commercial lots cannot be considered until Outlot A is conveyed.

The Johnson Street cul-de-sac exceeds the 300-foot spacing requirement from the Highway 65 right-of-way, per the attached Resolution 05-10. 143rd Avenue is not designed to commercial specifications, and will need to be upgraded. The extent of upgrade is dependent on the driveway location of Lot 4. If the Lot 4 driveway is off of Johnson Street, then the extent of the upgrade will be limited to Johnson Street. If the Lot 4 driveway is off 143rd Avenue, then the extent of the upgrade will be to the west lot line of Lot 4. Any future development to the west would require the upgrade of 143rd Avenue and/or construction of the Lincoln Street extension north of 143rd Avenue.

The Lincoln Street extension north of 143rd Avenue does not align with the roadway, drainage and utility easement recorded in conjunction with the Entsminger Farms plat, per the attached Anoka County Document #2366821.002 and Sketch and Description. Additional roadway, drainage and utility easement is required, prior to consideration of preliminary plat approval of the Lincoln Street Commercial development, that aligns with the proposed roadway easement. A public hearing can be scheduled for vacation of excess roadway, drainage and utility easements within 1163 143rd Avenue after the Lincoln Street Commercial plat is recorded with Anoka County. The west lot line of Lot 3 needs to be revised to match the centerline of the proposed Lincoln Street extension. The Lincoln Street extension is designated as a municipal state aid (MSA) route. The minimum design speed of MSA streets is 30 mph, which requires a minimum centerline radius of 312 feet. The centerline radii shown within the proposed development meet that requirement.

County Ditch 59 (Coon Creek) is located in the northerly portion of the proposed development. An easement is required for that portion of the plat within 100 feet of Coon Creek. There are FEMA Zone A limits adjacent to the County Ditch but a FEMA Letter of Map Amendment will not be required. The attached 7-21-2021 Existing Conditions wetland boundary was approved by the Coon Creek Watershed District in September 2022. All wetlands within the four lots will be contained within drainage and utility easements.

A 50-foot-wide Northern Natural Gas (NNG) easement is located within the southerly portion of the proposed development. Johnson Street crosses this easement. Written approval of the proposed development from NNG is required. Written approval is also required from Lumen due to the north/south Northwestern Bell Telephone (aka Lumen, CenturyLink and Qwest) easement over the easterly portions of proposed Lots 3 and 4 and within Outlot A. Based on the legal description of the easement, a Release of Easement is warranted or half-section correction by Anoka County is required. Unclear on the owner of the 10-foot telephone easement that is shown on the west side of 1323 143rd Avenue parcel. Additional information needs to be provided.

Per Table 10-1 of City Code, the minimum building setback from Highway 65 right-of-way is 50 feet. Per 11-1850 of City Code, decorative tree planting is required along the right-of-way lines of 143rd Avenue, Johnson Street, Highway 65 and the Lincoln Street extension. The use of conifers is encouraged and preferred. Tree planting will be reviewed on an individual basis in conjunction with each of the future four commercial site plan approval applications.

The topography is from the MnDNR LIDAR rather than from field survey. The topography shown on future plans will need to be based on field survey. The paved driveway aprons for 14350 and 14334 Highway 65 need to be shown as being removed with future plan submittals. A MnDOT Permit will be required.

The billboard within/adjacent to the east property line of proposed Lot 2 is non-compliant with the 10-foot setback requirement per 11-310.1 of City Code. The billboard is proposed to be relocated. The billboard is a sign, and because the sign is being relocated, it will not be considered to be grandfathered and will require compliance with 11-320 of City Code. A Sign Permit is required, per 11-310.2 of City Code, that will include access to the billboard.

Coon Creek Watershed District (CCWD) approval is required. Per the CCWD, drainage sensitive land uses exist downstream of the site. The CCWD will require that post-development 100-year discharge rates not exceed pre-development 25-year rates.

The Natural Resources Inventory and Assessment (NRIA) completed in 2008 by the Anoka Conservation District (Appendix K of the Storm Water Pollution Prevention Plan) does not identify any portion of the proposed development area as being within a Major Natural Resource Concentration, per the attached Map 3. A Natural Heritage Information System data review by the DNR will be required to determine whether any state-protected species may be located within the proposed plat boundary.

Recommendations:

It is recommended that the Sketch Plan of Lincoln Street Development be recommended for approval.

CONCEPT PLAN

~for~ LINCOLN STREET COMMERCIAL, LLC
 P.O. BOX 9076
 FARGO, ND 58106
 (701) 219-4828

PROPERTY DESCRIPTION

Parcel 1:
 All that part of the SE 1/4 of the NW 1/4 and the NE 1/4 of SW 1/4 of Section 29, Township 32, Range 23, lying south of Coon Creek, according to the United States Government Survey thereof, Anoka County, Minnesota,

EXCEPT:
 That part of the NE 1/4 of SW 1/4 of Section 29, Township 32, Range 23, Anoka County, Minnesota described as follows:

Commencing at a point on the South line of said Northeast Quarter of the Southwest Quarter distance 288 feet West from the Southeast corner of said Northeast Quarter of the Southwest Quarter; thence North at right angles to said South line a distance of 233.00 feet to actual Point of Beginning of the tract of land to be hereby described; thence continue North along last course a distance of 200.00 feet; thence East and parallel with the South line of said Northeast Quarter of the Southwest Quarter to the East line of said Northeast Quarter of the Southwest Quarter, thence South along said East line a distance of 200 feet, more or less, to its intersection with a line drawn parallel with the South line of said Northeast Quarter of the Southwest Quarter from the actual point of beginning except that part thereof taken for State Trunk Highway No. 65.

AND EXCEPT, That part of the Northeast 1/4 of the Southwest 1/4 of Section 29, Township 32, Range 23, Anoka County, Minnesota, described as follows:

Commencing at a point on the South line of said Northeast 1/4 of the Southwest 1/4 distant 386.00 feet West from the Southeast corner of said Northeast 1/4 of the Southwest 1/4; thence West along said South line a distance of 150.00 feet; thence North at right angles to said South line a distance of 233 feet; thence East at right angles to last course a distance of 150.00 feet; thence South at right angles to last course a distance of 233.00 feet to the point of commencement. Subject to an easement for road purposes over the South 33.00 feet thereof. Subject to an easement for telephone purposes over the West 10.00 feet thereof, According to the map or plat thereof on file and of record in the office of the Register of Deeds in and for Anoka County, Minnesota, together with any part or portion of any street or alley lying adjacent thereto heretofore vacated or to be vacated.

AND
 Parcel 2:
 That part of the Northeast 1/4 of the Southwest 1/4 of Section 29, Township 32, Range 23, Anoka County, Minnesota, described as follows:

Commencing at a point on the South line of said Northeast 1/4 of the Southwest 1/4 distant 386.00 feet West from the Southeast corner of said Northeast 1/4 of the Southwest 1/4; thence West along said South line a distance of 150.00 feet; thence North at right angles to said South line a distance of 233 feet; thence East at right angles to last course a distance of 150.00 feet, thence South at right angles to last course a distance of 233.00 feet to the point of commencement. Subject to an easement for road purposes over the South 33.00 feet thereof. Subject to an easement for telephone purposes over the West 10 feet, thereof.

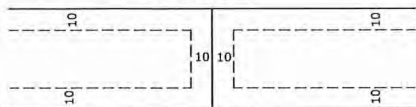
AND
 Parcel 3:
 That part of the Northeast Quarter of the Southwest Quarter of Section 29, Township 32, Range 23, Anoka County, Minnesota, described as follows:

Commencing at a point on the South line of said Northeast Quarter of the Southwest Quarter a distance of 288.00 feet West from the southeast corner of said Northeast Quarter of the Southwest Quarter; thence North at right angles to said South line a distance of 233.00 feet to the actual Point of Beginning of the tract of land to be hereby described; thence continue north along last course a distance of 200.00 feet; thence East parallel with the south line of said Northeast Quarter of the Southwest Quarter to the east line of said Northeast Quarter of the Southwest Quarter; thence south along said East line a distance of 200.00 feet, more or less, to its intersection with a line drawn parallel with the south line of said Northeast Quarter of the Southwest Quarter from the actual point of beginning; thence west along said parallel line to the actual Point of Beginning.

Except that part thereof taken for State Trunk Highway No. 65.

TYPICAL EASEMENTS

(NOT TO SCALE)

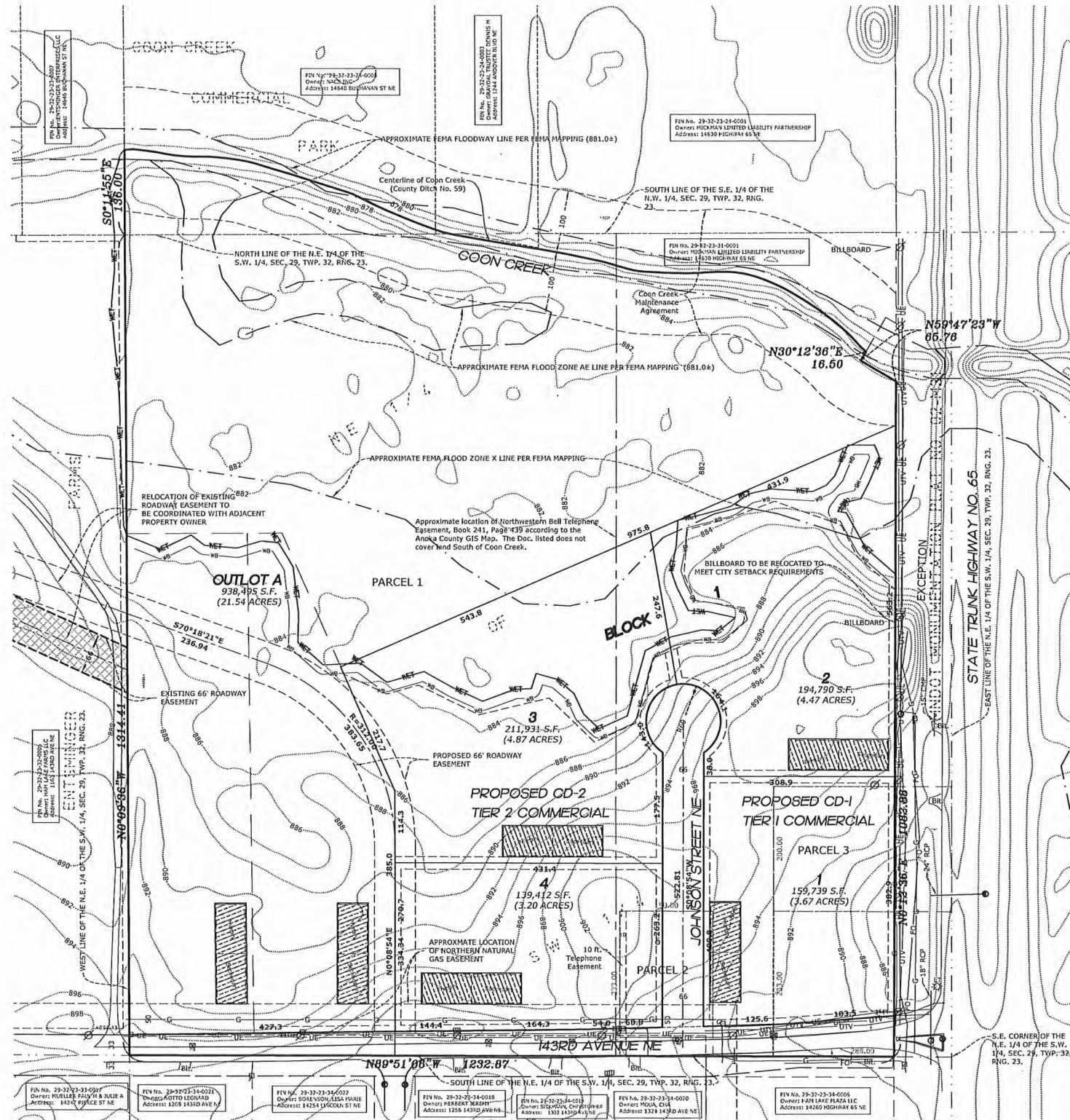


BEING 10 FEET IN WIDTH ADJOINING RIGHT OF WAY LINES AND 10 FEET IN WIDTH ADJOINING LOT LINES UNLESS OTHERWISE SHOWN.

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

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: 04/17/2024 License No. 41578

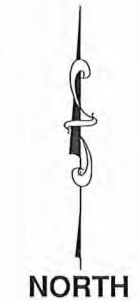


VICINITY MAP

PART OF SEC. 29, TWP. 32, RNG. 23



ANOKA COUNTY, MINNESOTA
 (NO SCALE)



NOTES:

- Base Mapping from Landform, Inc..
- Bearings shown are on Anoka County datum.
- Parcel ID Numbers: 29-32-23-24-0004, 29-32-23-31-0003, 29-32-23-31-0005 and 29-32-23-31-0004.
- Contours shown per MnGeo lidar distribution.
- Wetlands delineated by Kjolhaug Environmental, Inc.
- OUTLOT A to be conveyed to westerly adjacent property owner.

DEVELOPMENT DATA

TOTAL SITE AREA = 37.25± ACRES

EXISTING ZONING:
 CD-1 COMMERCIAL DEVELOPMENT TIER 1 (Parcels 1 and 3)
 CD-2 COMMERCIAL DEVELOPMENT TIER 2 (Parcel 2)

PROPOSED ZONING:
 CD-1 COMMERCIAL DEVELOPMENT TIER 1 (LOTS 1 AND 2)
 CD-2 COMMERCIAL DEVELOPMENT TIER 2 (LOTS 3 AND 4)
 R-A RURAL SINGLE FAMILY RESIDENTIAL (OUTLOT A)

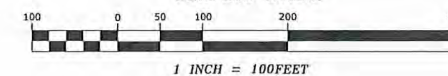
MINIMUM STREET FRONTAGE = 200 FEET

MINIMUM LOT SIZE = 1.00 ACRES (INCLUDING HALF OF STREET ROW)

LEGEND

- DENOTES LIDAR CONTOURS (2' INTERVAL)
- DENOTES DRAINAGE AND UTILITY EASEMENT
- DENOTES WETLAND LINE DELINEATED BY KJOLHAUG ENVIRONMENTAL SERVICES INC.
- DENOTES WETLAND BUFFER LINE
- DENOTES EXISTING GAS LINE
- DENOTES EXISTING TV LINE
- DENOTES EXISTING FIBER OPTIC LINE
- DENOTES EXISTING ELECTRIC LINE
- DENOTES APPROXIMATE FEMA FLOOD ZONE LINES FROM FEMA FLOOD INSURANCE RATE MAP NO. 27003C0326E PANEL NO. 0326 SUFFIX E, EFFECTIVE DATE DECEMBER 16TH, 2015.
- DENOTES ADJACENT PARCEL OWNER INFORMATION (PER ANOKA COUNTY TAX INFORMATION)

GRAPHIC SCALE



DRAWN BY: HMD	JOB NO: 23-0064PP	DATE: 04/11/24	
CHECK BY: JER	FIELD CREW:		
1	04/16/24	CITY COMMENTS	HMD
2	04/17/24	ZONING	HMD
3			
NO.	DATE	DESCRIPTION	BY

ANDOVER BLVD (CR 16)

1112

1130

1144

14672

L5

14665

L1

14646

L4

14640

L2

B1

BUCHANAN ST

1248 BUSINESS HOUSE 1244

14630

COUNTY DITCH

L1

L3

COON CREEK COMMERCIAL PARK

#59

B1

ENTSMINGER FARMS

STATE TRUNK HIGHWAY NO. 65

14350

14334

1323

1" = 300'

143RD AVE

1108

L20

L19

14250

14247

L1

1208

L1

14254

L2

1256

L1

1302

L2

1324

L3

14260

B2

MAJESTIC OAKS NORTH 3RD ADDN

B1

1117

L17

14226

L18

14225

B1

R-1

PIERC

1247

1321

1343

R-A

ANDOVER BLVD

R-A

14672

14665

1112

1464

14646

BUCHANAN ST.

14640

CD-2

1248 BUSINESS HOUSE 1244

CD-1

14630

R-A

CD-2

14350

14334

1039

132

STATE TRUNK HIGHWAY NO. 65

CD-1

944

14223

1108

14247

1208

14254

1256

1302

1324

14260

14233

14250

1117

14226

14225

14216

14217

14217

1110

142ND AVE.

14209

53

965

1011

1023

1116

14157

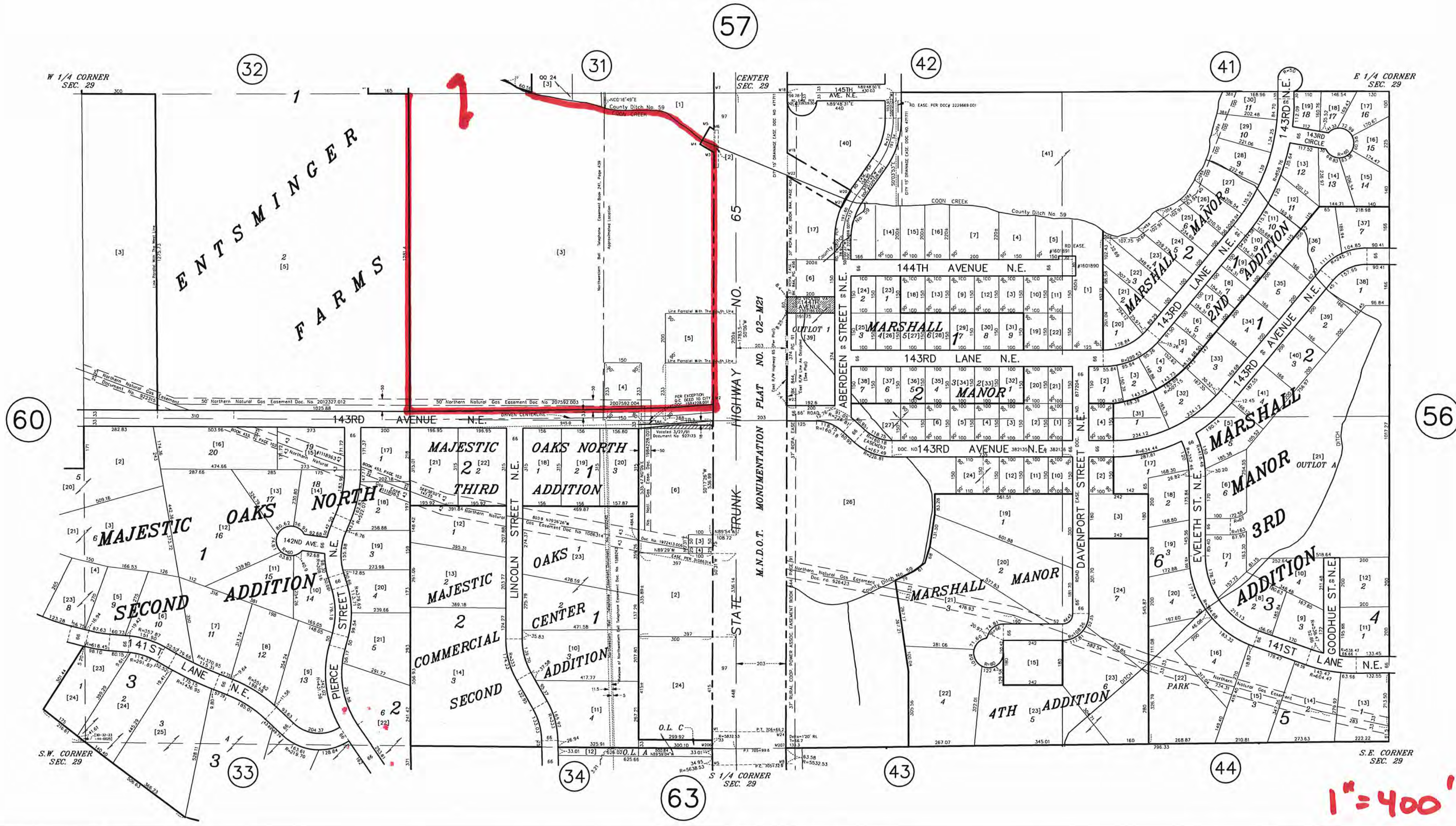
CD-2

141

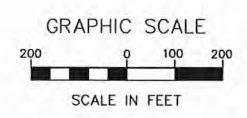
1"=400'

S 1/2 SECTION 29, T. 32, R. 23

CITY OF HAM LAKE



1" = 400'



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

QUARTER QUARTER INDEX

22	21	12	11
23	24	13	14
32	31	42	41
33	34	43	44

NORTH HALF OF SECTION

SOUTH HALF OF SECTION

PROPERTY IDENTIFICATION NUMBER

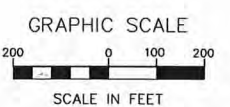
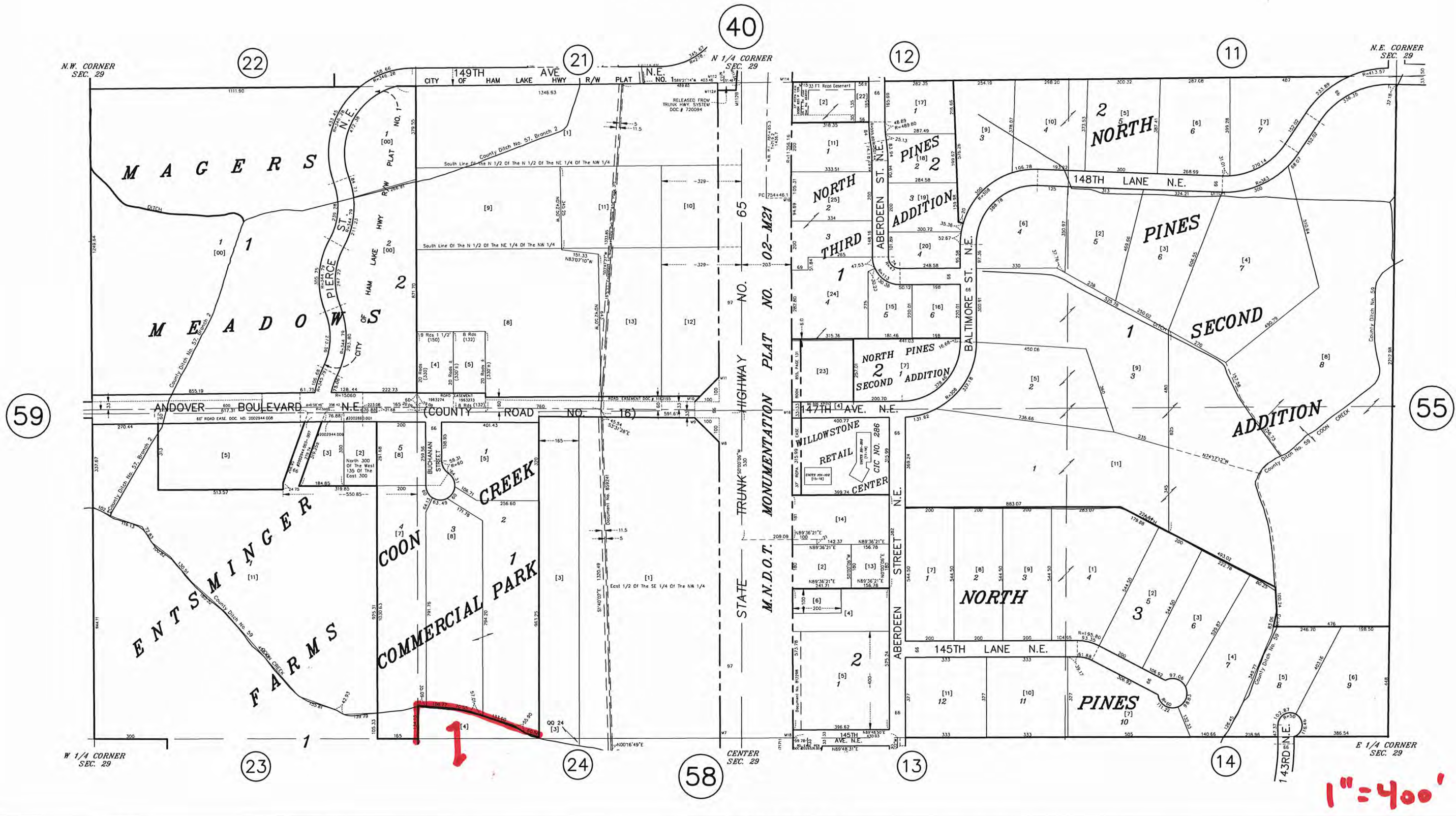
Section Number	Township Number	Range Number	Quarter Number	Parcel
XX	XX	XX	XX	XXXX

SPECIFIC PARCEL NUMBERS ARE IN BRACKETS: [1]
EXAMPLE OF PIN NUMBER: 29-32-23-43-0022

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.

N 1/2 SECTION 29, 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
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NORTH HALF OF SECTION

SOUTH HALF OF SECTION

PROPERTY IDENTIFICATION NUMBER

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

SPECIFIC PARCEL NUMBERS ARE IN BRACKETS: [1]
EXAMPLE OF PIN NUMBER: 29-32-23-13-0011

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.

RESOLUTION NO. 05-10

WHEREAS, Article 10-430K states that specific design standards for streets and roads shall be established from time to time by Resolution of the City Council, upon recommendation of the City Engineer;

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Ham Lake that the following specific design standards for streets and roads be adopted.

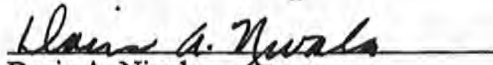
GENERAL REQUIREMENTS

* In the case of subdivisions for commercial, industrial and public purposes, no street giving access upon arterial road shall be located closer than three hundred (300) feet from right-of-way line to right-of-way line along the same side of such arterial road, to any other driveway, public or private street in the same or another subdivision.

- A. As a general requirement, a 66-foot minim right-of-way width service road shall be dedicated to the public parallel with the Minnesota State right-of-way. Such service road to be provided on both sides of the highways and lands adjacent to the highway are subdivided and platted.
- B. The intersection of a Service Road with a street which intersects the Minnesota State Highway, shall observe a minimum distance of 300 feet from the Minnesota State right-of-way.
- C. Where access is restricted to one directional ingress and same directional egress, and competent professional review of traffic patterns indicates that no traffic hazard will be present, a right-in/right-out ingress/egress point may be permitted at a distance closer than 300 feet from the right-of-way of a public street, in the sound discretion of the City Council, and upon review of the Planning Commission, City Engineer, and such other professionals as the City may choose to engage.

Adopted by a unanimous vote of the Ham Lake City Council this 7th day of March, 2005.


Gary W. Kirkeide, Mayor


Doris A. Nivala
Administrator

ANOKA COUNTY MINNESOTA

Document No.: 2366821.002 ABSTRACT

06/02/2022 01:57 PM

Fees/Taxes in the Amount of: \$46.00

Pamela J. LeBlanc

Anoka County Property Records and Taxation

Property Tax Administrator and

Recorder/Registrar of Titles

Deputy: ratendoh

EASEMENTS

Quit Claim Deed: LLC to Corporation

State Deed Tax Due Hereon: \$ Exempt per Minnesota Statutes Chapter 287.22 (13)

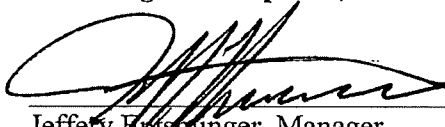
Date: March 9, 2022

FOR VALUABLE CONSIDERATION, **Entsminger Enterprises, LLC**, a Minnesota limited liability company, (Grantor) hereby conveys and quitclaims to the City of Ham Lake, a Political Subdivision under the laws of the State of Minnesota (Grantee) a **Perpetual Easement for Roadway, Drainage and Utility Purposes** in Anoka County, Minnesota described on hereto attached Exhibit A and depicted graphically on hereto attached Exhibit B:

together with all hereditaments and appurtenances.

X The Grantor certifies that there are no wells on the portion of the above described property.


Entsminger Enterprises, LLC



Jeffery Entsminger, Manager

State of Minnesota)
) ss Acknowledgment
County of Anoka)

This instrument was acknowledged before me on March 9, 2022, by Jeffrey Entsminger, Manager of Entsminger Enterprises, LLC, a Minnesota limited liability company.

Notarial Seal:  Dawnette M. Shimek
Notary Public

____ This property is Torrens.
Send Tax Statements to: N/A – Easement only.
Drafted by:
Carson, Clelland & Schreder
Brookdale Corporate Center
6300 Shingle Creek Parkway, Suite 305
Minneapolis, MN 55430

EXHIBIT A

Roadway, Drainage and Utility Easement

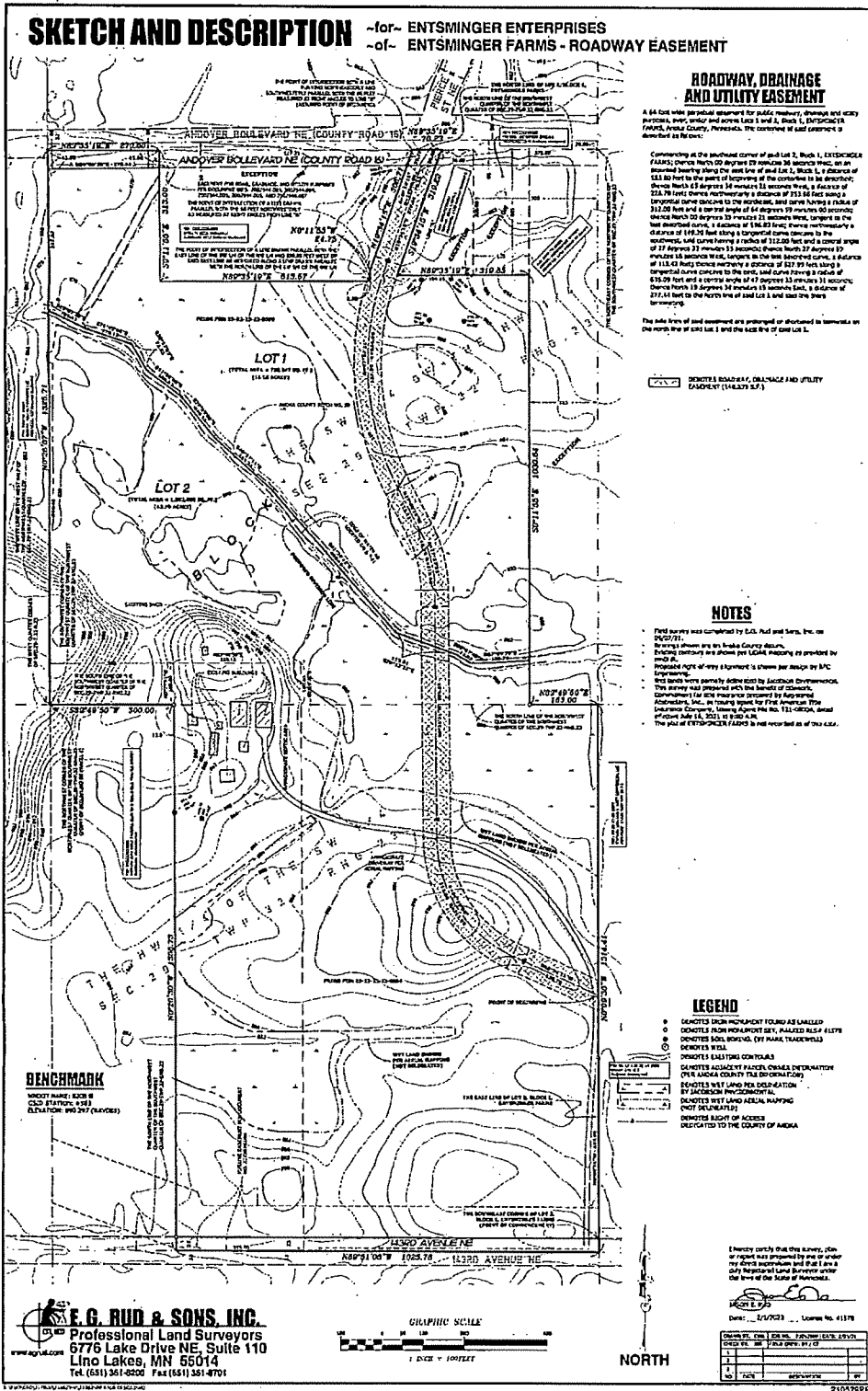
A 66 foot wide perpetual easement for public roadway, drainage and utility purposes, over, under and across Lots 1 and 2, Block 1, ENTSMINGER FARMS, Anoka County, Minnesota. The centerline of said easement is described as follows:

Commencing at the southeast corner of said Lot 2, Block 1, ENTSMINGER FARMS; thence North 00 degrees 09 minutes 36 seconds West, on an assumed bearing along the east line of said Lot 2, Block 1, a distance of 583.80 feet to the point of beginning of the centerline to be described; thence North 65 degrees 34 minutes 21 seconds West, a distance of 228.78 feet; thence northwesterly a distance of 353.86 feet along a tangential curve concave to the northeast, said curve having a radius of 312.00 feet and a central angle of 64 degrees 59 minutes 00 seconds; thence North 00 degrees 35 minutes 21 seconds West, tangent to the last described curve, a distance of 596.89 feet; thence northwesterly a distance of 149.20 feet along a tangential curve concave to the southwest, said curve having a radius of 312.00 feet and a central angle of 27 degrees 23 minutes 55 seconds; thence North 27 degrees 59 minutes 16 seconds West, tangent to the last described curve, a distance of 113.42 feet; thence northerly a distance of 527.99 feet along a tangential curve concave to the east, said curve having a radius of 636.09 feet and a central angle of 47 degrees 33 minutes 31 seconds; thence North 19 degrees 34 minutes 15 seconds East, a distance of 277.44 feet to the North line of said Lot 1 and said line there terminating.

The side lines of said easement are prolonged or shortened to terminate on the north line of said Lot 1 and the east line of said Lot 2.

EXHIBIT B

SKETCH AND DESCRIPTION -for- ENTSMINGER ENTERPRISES -of- ENTSMINGER FARMS - ROADWAY EASEMENT



ROADWAY, DRAINAGE AND UTILITY EASEMENT

A 64 foot wide easement for public roadway, drainage and utility purposes, over, under and across Lots 1 and 2, Block 1, ENTSMINGER FARMS, ANDER COUNTY, MINNESOTA. The contents of said easement is described as follows:

Commencing at the southeast corner of said Lot 2, Block 1, ENTSMINGER FARMS; thence North 00 degrees 29 minutes 36 seconds West, an unrecorded bearing along the east line of said Lot 2, Block 1, a distance of 543.80 feet to the point of beginning of the easement to be described; thence North 65 degrees 38 minutes 22 seconds East, a distance of 224.78 feet thence northwesterly a distance of 253.84 feet along a curvilinear curve concave to the northeast, and thence having a radius of 312.00 feet and a central angle of 64 degrees 29 minutes 00 seconds; thence North 00 degrees 29 minutes 36 seconds West, tangent to the last described curve, a distance of 154.82 feet; thence northwesterly a distance of 149.20 feet along a curvilinear curve concave to the southwest, and thence having a radius of 112.00 feet and a central angle of 27 degrees 23 minutes 13 seconds; thence North 27 degrees 19 minutes 18 seconds West, tangent to the last described curve, a distance of 115.43 feet thence northwesterly a distance of 527.99 feet along a curvilinear curve concave to the east, and thence having a radius of 678.00 feet and a central angle of 43 degrees 13 minutes 31 seconds; thence North 19 degrees 34 minutes 18 seconds East, a distance of 277.44 feet to the North line of said Lot 1 and then the same bearing.

The side lines of said easement are arranged or situated as hereinafter on the map, the line of said Lot 1 and the back line of said Lot 2.

DEPICTS ROADWAY, DRAINAGE AND UTILITY EASEMENT (148207-57)

NOTES

- Field surveys were conducted by E.G. Rud and Sons, Inc. on 05/02/23.
- Boundaries shown are by Jackson County Assessor.
- Drainage contours are shown per LEGAL RECORDS 49 provided by Jackson County Assessor.
- Proprietary rights of any instrument is shown per design by EAC.
- This survey was partially funded by Jackson Development.
- This survey was prepared with the benefit of computer, commercial and other instruments provided by Jackson Development, Inc. in their right for the American Title Insurance Company, issuing Agent No. 121-CEDON, dated 05/02/23, 12:11:10 PM CDT.
- The plot of ENTSMINGER FARMS is not recorded as of this date.

LEGEND

- DEPICTS BORN INSTRUMENT FOUND AS UNFILED
- DEPICTS FROM INSTRUMENT SET, PALLETT ALSO #1178
- DEPICTS BORN INSTRUMENT, OFF PLANS TRANSMISSION
- DEPICTS BORN
- DEPICTS BORN CONTROLS
- DEPICTS BORN INSTRUMENT FOUND AS UNFILED (PER ANDER COUNTY FILE INFORMATION)
- DEPICTS BORN INSTRUMENT FOUND AS UNFILED (PER ANDER COUNTY FILE INFORMATION)
- DEPICTS BORN INSTRUMENT FOUND AS UNFILED (PER ANDER COUNTY FILE INFORMATION)
- DEPICTS BORN INSTRUMENT FOUND AS UNFILED (PER ANDER COUNTY FILE INFORMATION)
- DEPICTS BORN INSTRUMENT FOUND AS UNFILED (PER ANDER COUNTY FILE INFORMATION)

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.

Date: 5/2/23 License No. 41178

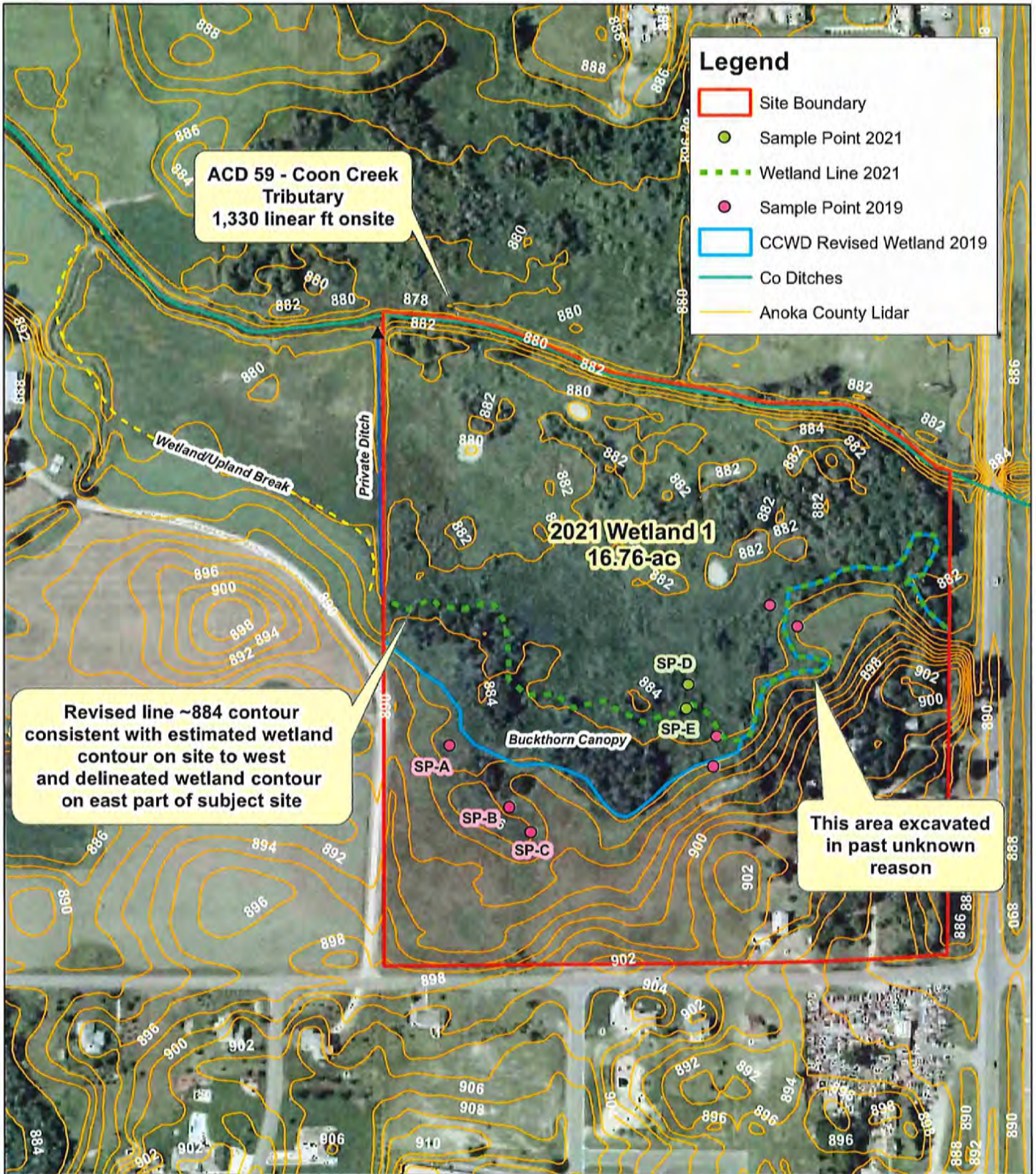
DATE	FILE NO.	PLANNING	ISSUE	REVISION

E. G. RUD & SONS, INC.
Professional Land Surveyors
6775 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel: (651) 361-0500 Fax: (651) 361-4701



NORTH

2105259P



7-21-2021 - Existing Conditions (2016 MnGEO)

0 250
Feet

14350 Highway 65 (KES 2019-137)
Ham Lake, Minnesota

Note: Boundaries indicated on this figure are approximate and do not constitute an official survey product.

KJOLHAUG ENVIRONMENTAL SERVICES COMPANY
Source: MNGEO Spatial Commons

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

11-1800 LANDSCAPING IN COMMERCIAL ZONED AREAS

In all areas of the City zoned CD-1, CD-2, CD-3 or CD-4, the following conditions shall apply to landscaping and ground cover.

11-1810 Landscape Plan Required No building permit shall be issued for construction on a vacant lot, nor for any addition to an existing building involving the addition of 500 square feet or more of additional building space, unless the applicant shall have first submitted and obtained approval of the City Council, after review by the Planning Commission, of a landscaping plan meeting the requirements of this code.

11-1820 Installation Required No certificate of occupancy shall be issued for any construction which required a landscaping plan unless the applicant has installed all of the elements of the landscaping plan, or unless the applicant has posted security acceptable to the City to guarantee timely installation of all landscaping.

11-1830 Time for Submission The landscaping plan shall be submitted, whenever possible, at the time of site plan approval. If the landscaping plan is not submitted at the time of site plan approval, it must be separately reviewed by the Planning Commission and approved by the City Council prior to the issuance of any building permits.

11-1840 Contents and Specifications

The landscaping plan shall be a quality document prepared at a scale of one-inch equals thirty feet, showing all relevant dimensions. Fifteen copies of the plan shall be submitted by the applicant. The following data shall be displayed on the plan, legibly labeled:

- A. Perimeter of all buildings, signs or other structures;
- B. Parking lots and walkways, identifying pavement material;
- C. Areas of decorative rock, identifying type of rock;
- D. Areas of lawn;
- E. Other areas where other than natural wooded vegetation is to be used as ground cover, identifying the ground cover to be used;
- F. Locations, trunk size, height and species of all trees to be planted;
- G. Locations where existing natural wooded vegetation will remain undisturbed;
- H. All other landscaping features to be used.

11-1850 MINIMUM LANDSCAPING REQUIREMENTS

11-1851 Paved Surfaces All surfaces upon which motor vehicles will be parked or driven, and all areas in which pedestrians will be walking from point to point shall be surfaced with asphalt or concrete, to specifications established by the City's engineer.

11-1852 Ground Cover On any side of a lot which abuts a public road, the area from the road right-of-way to the nearest building side shall be entirely covered with ground cover consisting of pavement, decorative rock bordered with edging, lawn grass intended for regular mowing, mulch, bark, wood chips or other commonly used landscaping ground cover. Shingles, aggregate and clay mixtures such as Class V material, recycled concrete or asphalt, and other non-conventional ground covers shall not be permitted. Loose ground cover shall be installed to a depth of at least three inches. Any area which is covered by landscaping ground cover (not lawn or pavement) shall also include one decorative shrub for each ten square feet of ground cover.

Side yards and rear yards which do not contain existing natural wooded vegetation shall either be covered with ground cover in the manner stated above for front yards, or shall be planted so as to encourage the emergence of natural wooded vegetation, through the planting of tree species expected to reach a height of at least twenty five feet. Areas so prepared shall not be required to have mown lawn areas, but may be allowed to return to a natural state.

11-1853 Tree Plantings Trees which are planted outside of areas intended to return to a natural wooded state shall be of a variety indigenous to the local climate. Deciduous trees shall, when planted, have a trunk size of at least one and one half inches at a height of four feet from ground level. Conifers shall have a height of at least five feet. Tree locations are subject to review and approval of the City in the landscaping plan review process, and while no specific number of trees are required, the following general principles shall be observed;

- A.** Where property lines are adjacent to residential areas, a planting screen of conifers shall be required, of sufficient size and proximity to provide an intermingled screen within five years;
- B.** Decorative trees shall be planted along the right of way lines of adjacent public roadways;
- C.** The use of conifers shall be encouraged and preferred.
- D.** Whenever possible, an attempt will be made to preserve stands of existing vegetation, particularly treed or wooded areas.

11-1860 Case by Case Evaluation

Recognizing that the City contains a wide variety of commercial land, the landscape approval process shall be on a case by case basis. Where wetlands are present, or where large distances separate a commercial lot from adjacent lands, for example, strict adherence to screening requirements may be unnecessary. Likewise, strict adherence to the remaining provisions of Article 11-1800 may be unnecessary where size, spatial relationships, topography or other physical features render a given landscaping plan aesthetically acceptable,

- (a) The electrification is necessary to prevent or deter intrusion into an outdoor storage area during non-business hours. In order to document need, the applicant shall furnish a written communication from a representative of the Anoka County Sheriff's Office confirming that an electrified fence would constitute a crime deterrent for the particular parcel to be served;
- (b) The electrification is charged only during non-business hours of the establishment;
- (c) The electrification is at a voltage level that is non-lethal to humans, and otherwise not a threat to cause serious injury;
- (d) The installation meets all applicable electrical codes;
- (e) The design of the system is approved by the City's building official after review by the Fire Department and the Anoka County Sheriff's Office. The City may establish as a design limitation a condition that only limited strands of wires at predetermined heights may be electrified;
- (f) Adequate warning signs are posted, to the specifications of the City's building official;
- (g) The system has a shutoff that is easily accessible by emergency responders;
- (h) A permit has been obtained from the City's building official, after payment of a permit fee to be established from time to time by the City Council. The City may revoke a permit if the fence is not properly constructed, used or maintained.

11-300 GENERAL PROVISIONS APPLICABLE TO ALL SIGNS AND DEFINITION A "sign" shall mean any device designed to attract attention to a particular object, message, or activity, however, this definition shall not include flags mounted on a pole.

Substitution Clause: In the body of the following article, references may be made to specific messages that may appear on a particular sign, Notwithstanding such references, nothing in this code shall be deemed to limit the message that may appear on any sign described in this code, and any message may be substituted for any specific content characterized below, so long as the size, number of signs and other required physical characteristics of the sign are compliant with this code. The use of specific content references is intended only to serve as an example of what types of content typically appear on various signs, but does not limit content to those examples.

11-310 Regulations Common to all Signs

11-310.1 Locations No sign shall be permitted within ten (10) feet any public right-of-way, or in any location which interferes with sight lines for motorists or pedestrians in a manner which could be inimical to public safety. No sign shall be permitted upon any public or private utility

easement unless the benefited party under such easement has granted written consent for the sign.



11-310.2 Permits Required Except as exempted under Article 11-350, or Article 11-350, no sign shall be erected unless a permit shall have first been obtained from the City. The City's building official shall issue permits for all signs, except that any sign proposed to be located in any commercial or industrial district may, if referred by the building official, be reviewed by the Planning Commission and the City Council. Sign review shall be limited to commentary on sign aesthetics, and no regulation of sign content shall be permitted or attempted. The building official may also, in his or her discretion, refer any other application for a sign permit for Planning Commission review and City Council action. If a sign for which a permit is obtained is not properly completed within one year after the date of the permit, the permit shall be deemed expired.

11-310.3 Maintenance The party to whom a sign permit is issued shall be responsible to maintain the sign at all times, both in terms of structural integrity and physical appearance. Maintenance shall include, without limitation, the avoidance of faded coloring, cracked or peeling paint, visible rust, broken fixtures, cracked or broken masonry, malfunctioning or non-functioning electrical components, untrimmed, dead or dying landscape vegetation, or unrepaired vandalism. The failure of a permittee to correct an improperly maintained sign within thirty days of written notice from the City shall be grounds for the City to revoke the sign permit.

11-320 Standards in Commercially Zoned Districts

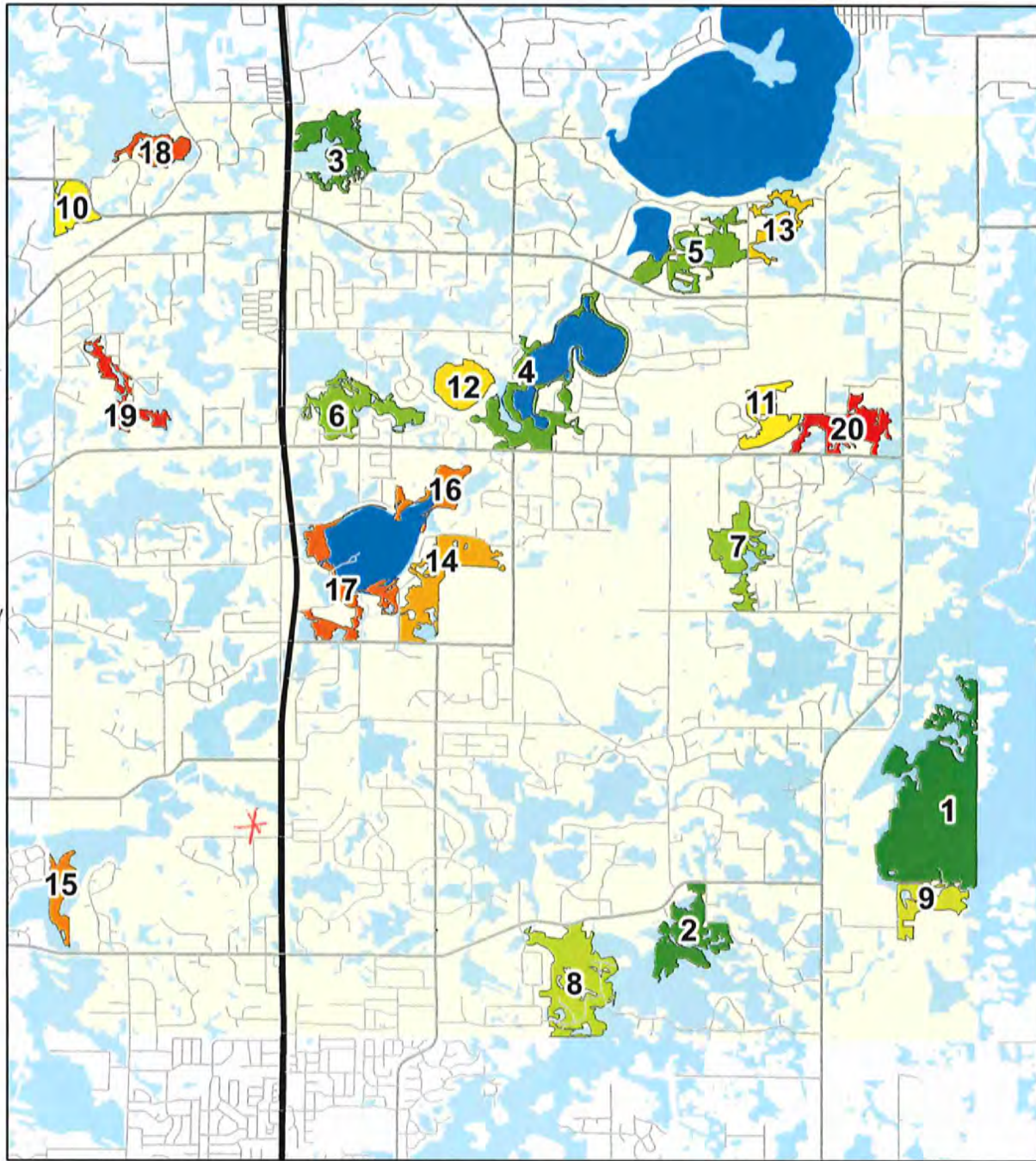
The following standards shall be followed for all signs located in areas zoned CD-1, CD-2, CD-3, CD-4, I-P, I-1, or GF.

11-320.1 Construction Except as specifically excluded by this code, all signs shall be constructed in conformance with standards prescribed by the Uniform Building Code and by the 1991 edition of the Uniform Sign Code. These standards include, without limitation, structural requirements, specifications for materials, seismic and wind loads, glass and plastic usage and specifications, electrical wiring specifications and other requirements.

11-320.2 Height of Freestanding Signs No portion of any freestanding sign shall exceed twenty-five feet in height, as measured from the highest elevation of ground level beneath the sign footprint. Berms or hills created to artificially increase the natural or normal elevation of ground level beneath the sign shall be disregarded in computing sign height.

11-320.3 Height of Signs Affixed to Buildings No portion of any sign which is affixed to a building (including a sign placed upon an awning)

Major Natural Resource Concentrations City of Ham Lake



Natural Resource Clusters

(Top 20 Natural Resource Clusters, by Undeveloped Acreage)

- Largest Undeveloped Acreage
-
-
- Smallest Undeveloped Acreage

Lakes



Wetlands



Roads

- Interstate Highways
- U.S. Highways
- State Highways
- County Roads/CSAHs
- Municipal Streets
- Misc. Other



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 4/24/24

Date of Receipt 4-24-24
Receipt # 99409

Meeting Appearance Dates:

Planning Commission 5-13-24 City Council _____

Please check request(s):

- | | |
|---|---|
| <input type="checkbox"/> Metes & Bounds Conveyance | <input type="checkbox"/> Commercial Building Permit |
| <input checked="" 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 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: Elevate Hope House

Address/Location of property: Ham Lake Baptist Camp

Legal Description of property: _____

PIN # 16-32-23-43-0007 Current Zoning R-1/R-2 Proposed Zoning R-1

Notes: 2 lot subdivision / 1 out lot

Applicant's Name: Melinda McDermott

Business Name: Elevate Hope House

Address 2168 - 7th Ave, Suite #845

City Anoka State MN Zip Code 55303

Phone _____ Cell Phone 612.65.824 Fax _____

Email address melinda @ elevatehopehouse.org

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 4/24/24

- FOR STAFF USE ONLY -

ACTION BY: Planning Commission _____
City Council _____

PROPERTY TAXES CURRENT YES NO

Memorandum

Date: May 7, 2024
To: Planning Commissioners
From: Tom Collins, City Engineer *TPC*
Subject: Elevate Hope House Sketch Plan

Introduction:

The Sketch Plan proposes to subdivide the 55.07-acre 16-32-23-43-0007 parcel into two residential lots and one outlot. The easterly portion of the parcel is zoned Single Family Residential (R-1) and the westerly portion is zoned Shoreland Residential – Recreational (RS-2). A zoning revision will not be needed for the two residential lots. There are no existing structures on the parcel. A 600-scale zoning map, a 400-scale half-section map 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. The 52.55-acre Outlot A either needs to be identified as Lot 3, or the Outlot needs to be combined with the adjacent 16-32-23-34-0036 under the same ownership. The attached bike trail system map identifies a future bike path adjacent to Xylite Street. A 15-foot-wide trail easement is required adjacent to the easterly 10-foot drainage and utility easement of both proposed residential lots, similar to the easement that was dedicated with the Evergreen Estates residential development to the south.

The Sketch Plan shows the location and surface elevation of six soil borings. These soil boring logs, along with soil borings logs required per 10-204 of City Code, need to be submitted for review of compliance with septic separation from mottling and low floor determinations.

Submittal to the Coon Creek Watershed District (CCWD) is required to determine whether a CCWD Permit is required. The results of a DNR Natural Heritage Information System data review determining whether any state-protected species may be located within the Minor Subdivision boundary will need to be supplied. No portion of the proposed two residential lots is located in the FEMA Zone A 100-year flood boundary.

Xylite Street (County Road 61) is under the jurisdiction of Anoka County. The proposed Lot 1 driveway to Xylite Street has been approved, per the attached April 23rd email. A County Access Permit will be required for the proposed driveway. The preliminary plans will need to be submitted to the County for review and approval of the proposed 50-foot-wide Lot 1 access opening, drainage and Xylite Street right-of-way width.

There is an 85-foot side United Power Association Easement that encroaches 25-feet into the easterly portion of the two proposed lots. Written approval needs to be provided for the Lot 1 driveway crossing, the future trail and any grading within the Easement.

Special assessments were assigned for the 1994 upgrade of East Ham Lake Drive. The 16-32-23-43-0007 parcel received a special assessment. The City Council approved a deferral of the special assessment in 2015, per the attached Resolution 15-47. Per the Resolution, the special assessment shall be deferred until 2025 or until such time as the property is sold or subdivided. The special assessment, with a current balance of \$2,870.70, must be paid in full prior to the plat being filed with Anoka County.

Recommendations:

It is recommended that the Elevate Hope House Sketch Plan be recommended for approval.

CONCEPT PLAN

~for~ **ELEVATE HOPE HOUSE**
7533 SUNWOOD DRIVE NW, SUITE 216
612-615-8824

NOTES

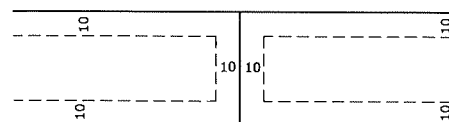
- Bearings shown are on Anoka County datum.
- Parcel ID Number: 16-32-23-43-0007
- Owner: Ham Lake Baptist Camp Association (Per Anoka County GIS)

DEVELOPMENT DATA

TOTAL SITE AREA = 55.07± ACRES
 OUTLOT AREA = 52.55± ACRES (CALCULATED PER HAM LAKE ORDINANCE)
 2 PROPOSED SINGLE FAMILY LOTS
 1 PROPOSED OUTLOT
 AVERAGE LOT SIZE IN BLOCK 1 = 1.26± ACRES (CALCULATED PER HAM LAKE ORDINANCE)
 MINIMUM STREET FRONTAGE = 200 FEET
 MINIMUM LOT SIZE = 1.00 ACRES (INCLUDING HALF OF STREET ROW)
 PROPOSED ZONING = R-1
 BUILDING SETBACKS FRONT = 30 FEET
 SIDE = 10 FEET
 REAR = 50 FEET
 COUNTY ROAD = 50 FEET

TYPICAL EASEMENTS

(NOT TO SCALE)



BEING 10 FEET IN WIDTH ADJOINING RIGHT OF WAY LINES AND 10 FEET IN WIDTH ADJOINING LOT LINES UNLESS OTHERWISE SHOWN.

EXISTING LEGAL DESCRIPTION

Lot 12, Auditor's Subdivision No. 125, EXCEPT that part lying northeasterly and northwesterly of the centerline of East Ham Lake Drive.

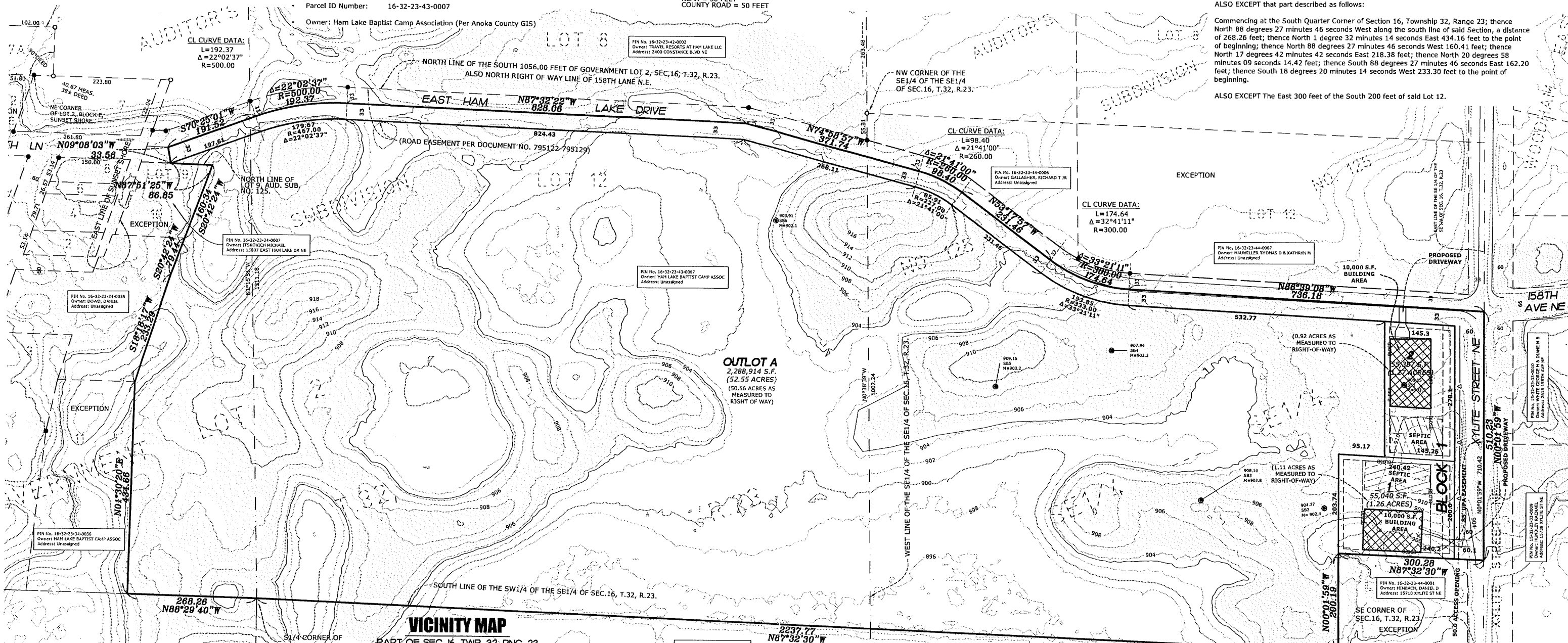
ALSO EXCEPT that part described as follows:

Commencing at the northeast corner of Lot 8, Block D, SUNSET SHORE; thence southwesterly along the westerly line of alley 212.56 feet; thence easterly along the northerly right of way line of vacated East Ham Lake Drive to easterly line of said alley and point of beginning; thence continue East 150 feet along said vacated road; thence northeasterly and parallel with said easterly line 53.14 feet; thence west parallel with said northerly right of way line 150 feet to said easterly line; thence southwesterly 53.14 feet to the point of beginning.

ALSO EXCEPT that part described as follows:

Commencing at the South Quarter Corner of Section 16, Township 32, Range 23; thence North 88 degrees 27 minutes 46 seconds West along the south line of said Section, a distance of 268.26 feet; thence North 1 degree 32 minutes 14 seconds East 434.16 feet to the point of beginning; thence North 88 degrees 27 minutes 46 seconds West 160.41 feet; thence North 17 degrees 42 minutes 42 seconds East 218.38 feet; thence North 20 degrees 58 minutes 09 seconds 14.42 feet; thence South 88 degrees 27 minutes 46 seconds East 162.20 feet; thence South 18 degrees 20 minutes 14 seconds West 233.30 feet to the point of beginning.

ALSO EXCEPT The East 300 feet of the South 200 feet of said Lot 12.

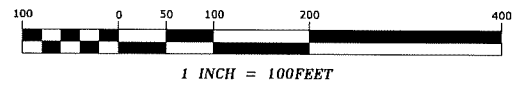


OUTLOT A
 2,288,914 S.F.
 (52.55 ACRES)
 (50.56 ACRES AS MEASURED TO RIGHT OF WAY)

LEGEND

- DENOTES SOIL BORING BY TRADEWELL SOIL TESTING
- DENOTES EXISTING 2 FOOT CONTOUR
- DENOTES EASEMENT LINE
- DENOTES SETBACK LINE
- ▨ DENOTES EXISTING AREA 1' ABOVE MDTLING
- ▨ DENOTES PROPOSED BUILDING PAD AREA
- ▨ DENOTES PROPOSED SEPTIC AREA
- ⬮ DENOTES ANOKA COUNTY CAST IRON MONUMENT
- △ DENOTES RESTRICTED ACCESS

GRAPHIC SCALE



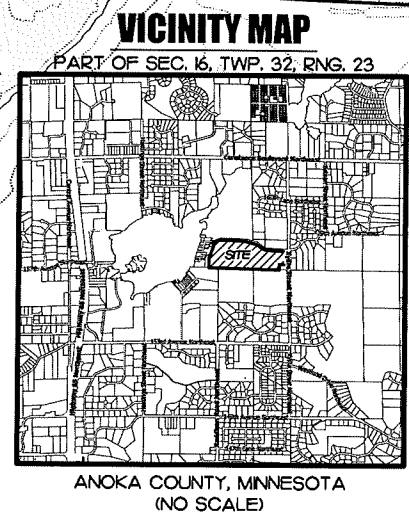
NORTH

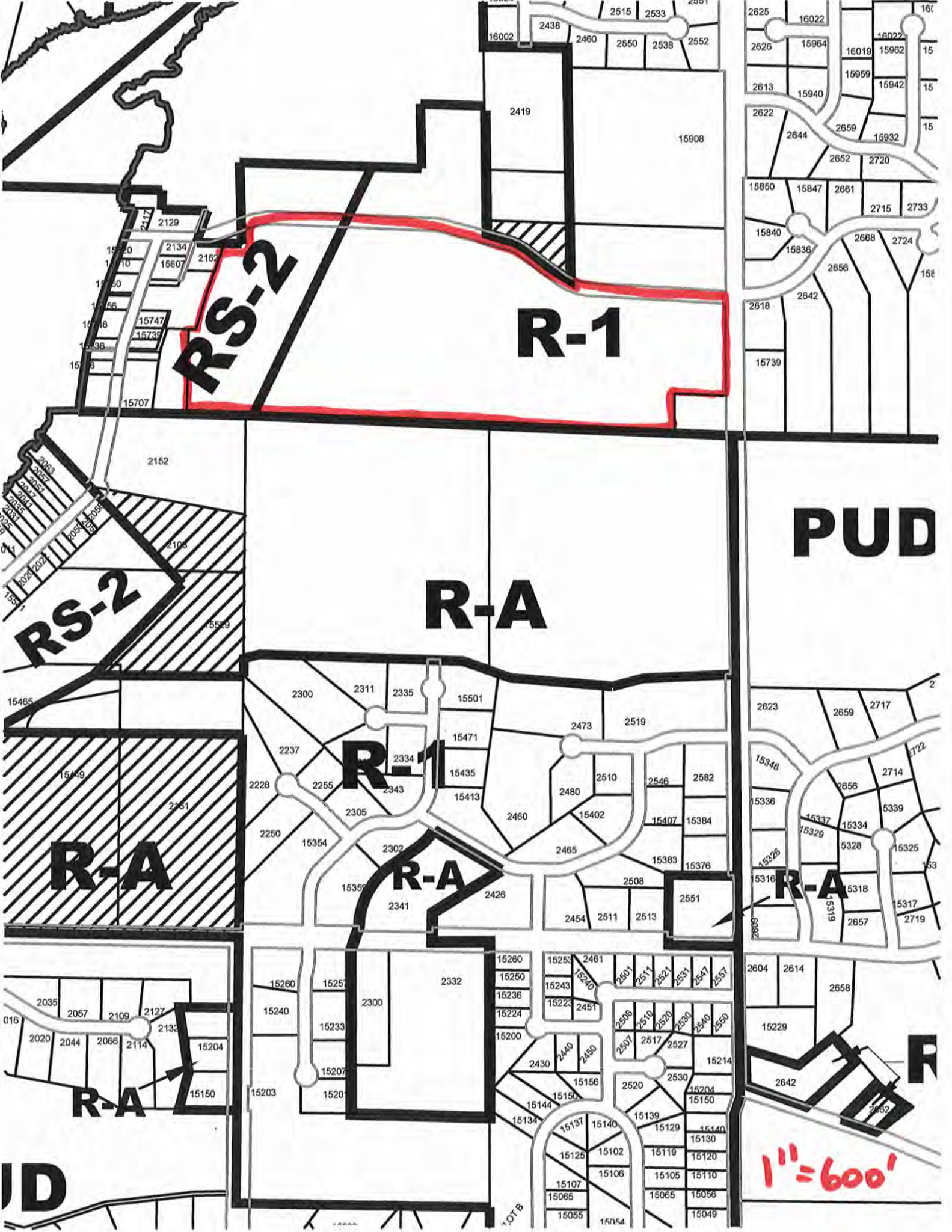
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

JASON E. RUD
 Date: 4/18/2024 License No. 41578

DRAWN BY: CMB	JOB NO: 240100PP	DATE: 02/09/24	
CHECK BY: JER/HMD	FIELD CREW: BH		
1	3-22-24	REVISE LAYOUT CMB	
2	4-18-24	REVISE LAYOUT 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





RS-2

R-1

PUD

R-A

RS-2

R-A

R-1

R-A

R-A

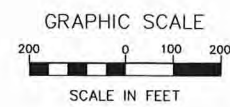
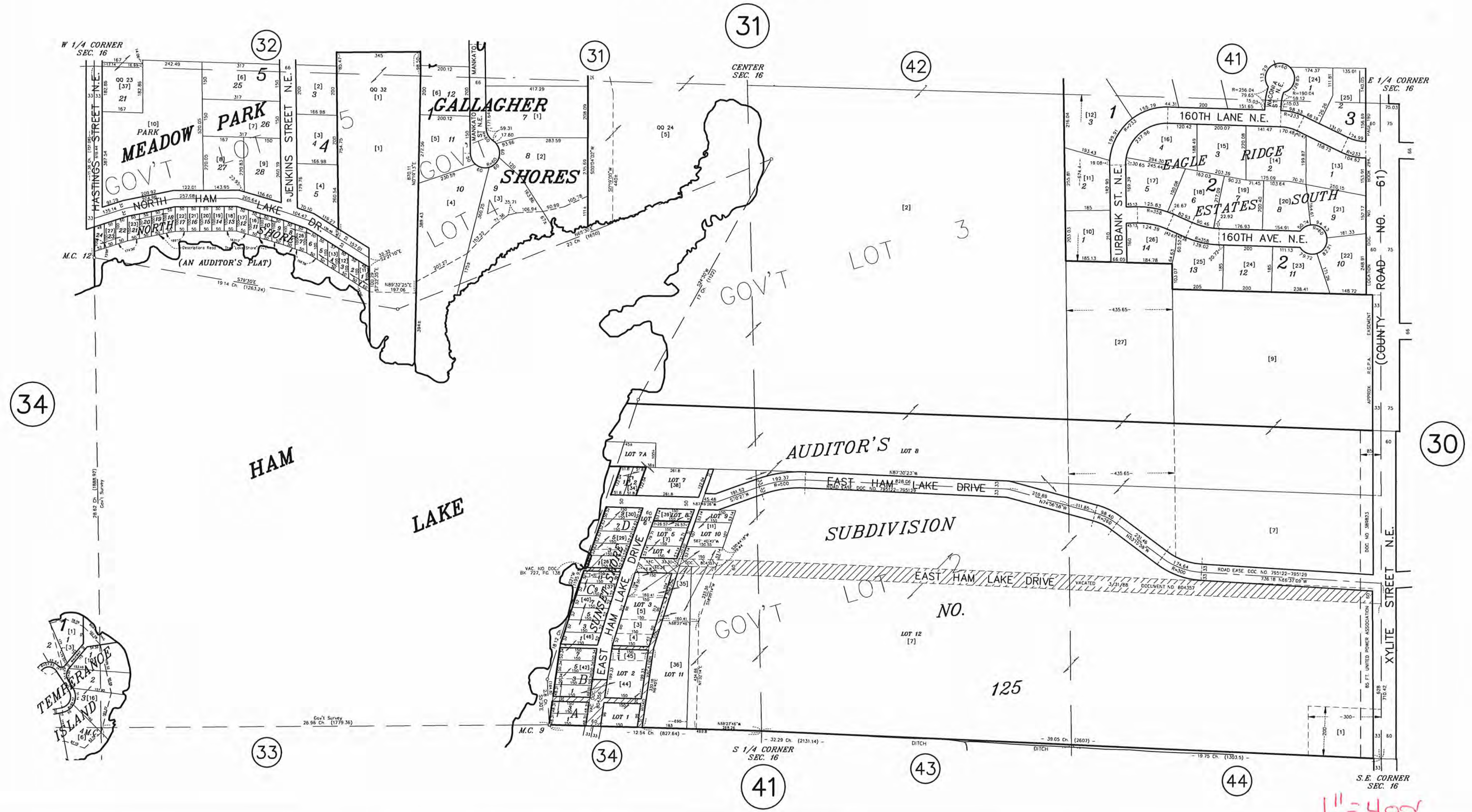
R-A

JD

1" = 600'

S 1/2 SECTION 16, 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
23	24	13	14
32	31	42	41
33	34	43	44

NORTH HALF OF SECTION

SOUTH HALF OF SECTION


PROPERTY IDENTIFICATION NUMBER

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

SPECIFIC PARCEL NUMBERS ARE IN BRACKETS: [1]
EXAMPLE OF PIN NUMBER: 16-32-23-34-0044

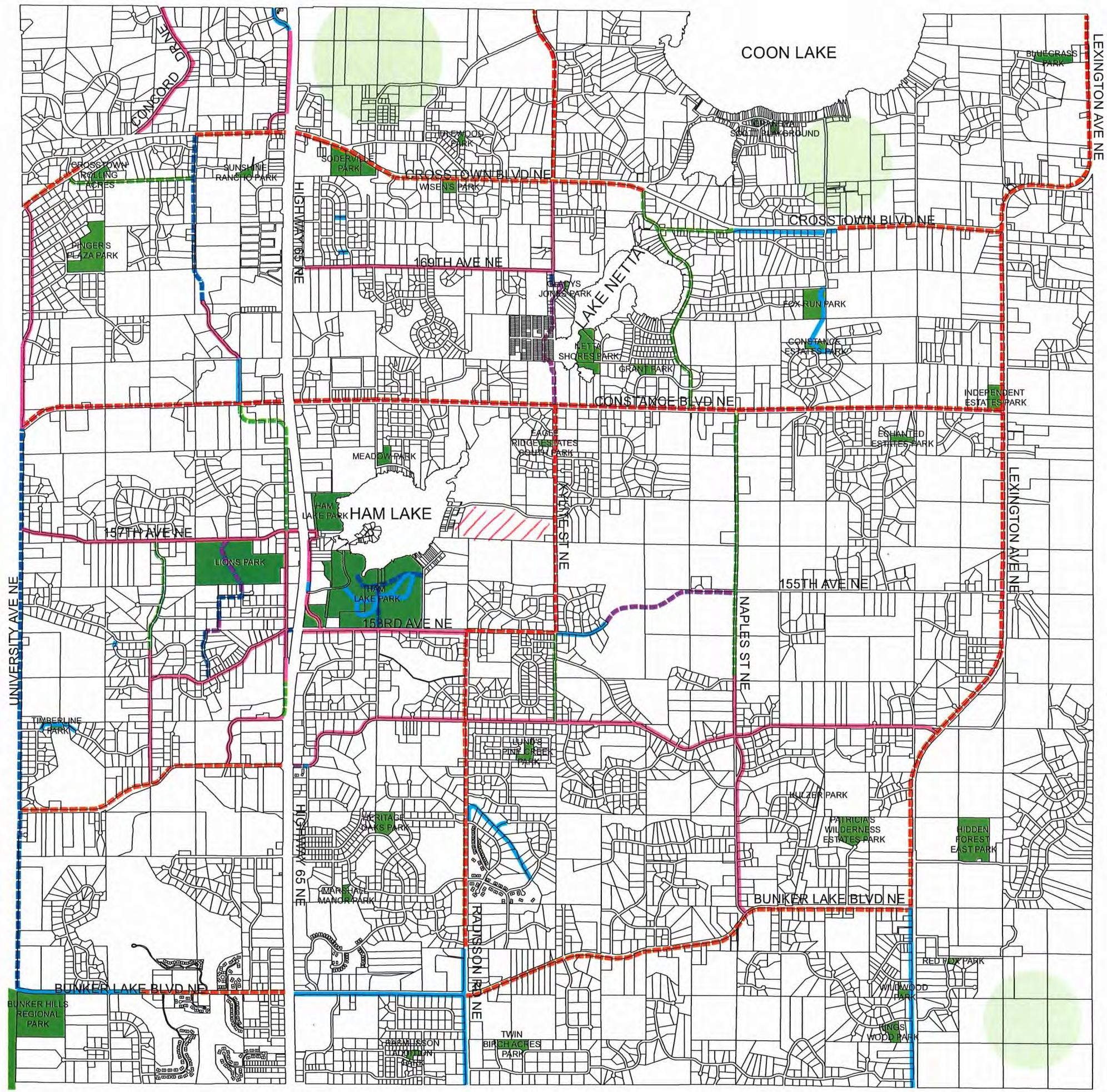
THIS IS A COMPILATION OF RECORDS AS THEY APPEAR IN THE ANOKA COUNTY OFFICES AFFECTING THE AREA SHOWN. THIS DRAWING IS TO BE USED ONLY FOR REFERENCE PURPOSES AND THE COUNTY IS NOT RESPONSIBLE FOR ANY INACCURACIES HEREIN CONTAINED.





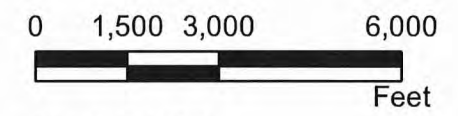
HAM LAKE, MINNESOTA

BIKE FACILITIES MAP



Legend

-  Existing Bike Lane
-  Existing Bike Path
-  Proposed County Bike Path
-  Proposed Bike Lane/Path
-  Proposed Bike Lane
-  Proposed Bike Path
-  Existing Park
-  Potential Future Park



MAP DATE:

4/23/2024



From: Logan Keehr <Logan.Keehr@anokacountymn.gov>
Sent: Tuesday, April 23, 2024 8:25 AM
To: Adam Ginkel <adam@plowe.com>
Subject: RE: Xylite St NE access

Hi Adam,

The County is fine with the 1 driveway connection onto Xylite St.

Logan Keehr, P.E.

Traffic Engineer II

Anoka County Transportation Division
Highway-Transit-Fleet-Surveyor-GIS
1440 Bunker Lake Boulevard NW
Andover, MN 55304
www.anokacountymn.gov

Office: 763-324-3100
Direct: 763-324-3183
Fax: 763-324-3020

Our passion is your safe way home!

From: Brandon Ulvenes <Brandon.Ulvenes@anokacountymn.gov>
Sent: Friday, April 19, 2024 1:22 PM
To: Logan Keehr <Logan.Keehr@anokacountymn.gov>
Subject: FW: Xylite St NE access

From: Adam Ginkel <adam@plowe.com>
Sent: Friday, April 19, 2024 1:08 PM
To: Brandon Ulvenes <Brandon.Ulvenes@anokacountymn.gov>
Subject: Xylite St NE access

Brandon,

You might not be the correct person for this... if not, could you forward it to the correct person?

Attached is a sketch that is going to the city of Ham Lake for concept plan review. The city has asked that we get the county's preliminary feedback on the proposed driveway connection to Xylite (Lot 1). It should be noted that this is the only chunk of land that the property owner, Ham Lake Baptist Church Camp, is willing to let go of for the proposed two lots.

Thank you!

Adam Ginkel
PLOWE ENGINEERING, INC.
6776 Lake Dr Ste 110
Lino Lakes, MN 55014
(651) 361-8234

RESOLUTION NO. 15-47

WHEREAS, the City Council of the City of Ham Lake has a policy for deferral of special assessments if certain requirements are met; and

WHEREAS, the City has received a request for extending the deferral of the large acreage special assessment against the following described property for an additional 10 years:

PIN #16-32-23-43-0007

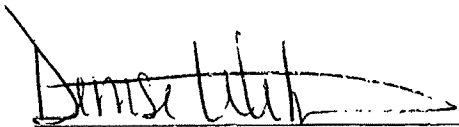
LOT 12 AUD SUB NO 125, EX THAT PRT OF SD LOT LYG NELY & NWLY OF C/L OF EAST HAM LAKE DR, ALSO EX THAT PRT DESC AS FOL: COM AT NE COR OF LOT 8 BLK D SUNSET SHORE, TH SWLY ALG WLY LINE OF ALLEY 212.56 FT, TH ELY ALG NLY R/W LINE OF VAC EAST HAM LAKE DR TO ELY LINE OF SD ALLEY & POB, TH CONT E 150 FT ALG SD VAC RD, TH NELY PRLL/W SD ELY LINE 53.14 FT, TH W PRLL/W SD NLY R/W LINE 150 FT TO SD ELY LINE, TH SWLY 53.14 FT TO POB, ALSO EX THAT PRT DESC AS FOL: COM AT S1/4 COR OF SEC 16 TWP 32 RGE 23, TH N 88 DEG 27 MIN 46 SEC W ALG S LINE OF SD SEC 268.26 FT TH N 1 DEG 32 MIN 14 SEC E 434.66 FT TO POB, TH N 88 DEG 27 MIN 46 SEC W 160.41 FT, TH N 17 DEG 42 MIN 42 SEC E 218.38 FT, TH N 20 DEG 58 MIN 09 SEC E 14.42 FT, TH S 88 DEG 27 MIN 46 SEC E 162.20 FT, TH S 18 DEG 20 MIN 14 SEC W 233.30 FT TO POB, ALSO EX E 300 FT OF S 200 FT OF SD LOT 12, EX RD, SUBJ TO EASE OF REC; and

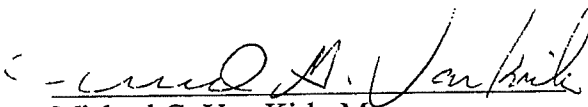
WHEREAS, the owner of the property, Ham Lake Baptist Camp Association, has met the requirements set forth in the City's policy regarding large acreage deferral of special assessments.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THIS CITY OF HAM LAKE, MINNESOTA:

That the special assessment against the above described property shall be deferred until the year 2025 or until such time as the property is sold or subdivided and the interest rate shall be determined at the time the assessment becomes due.

Adopted by the Ham Lake City Council this 21st day of September, 2015.


Denise Webster, City Clerk


Michael G. Van Kirk, Mayor