

CITY OF HAM LAKE

15544 Central Avenue NE
Ham Lake, Minnesota 55304
(763) 434-9555
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CITY OF HAM LAKE CITY COUNCIL AND ECONOMIC DEVELOPMENT AUTHORITY AGENDA MONDAY, NOVEMBER 21, 2022

1.0 CALL TO ORDER - 6:00 P.M. – Pledge of Allegiance

2.0 PUBLIC COMMENT

3.0 SPECIAL APPEARANCES/PUBLIC HEARINGS

3.1 Commander Paul Lenzmeier, Anoka County Sheriff's Office Monthly Report

3.2 Minnesota House of Representatives Peggy Scott and Nolan West

4.0 CONSENT AGENDA

These items are considered to be routine and will be enacted in one motion. There will be no separate discussion of these items unless a Councilmember or citizen so requests, in which event the item will be removed from the Consent Agenda and considered in normal sequence. (All items listed on the Consent Agenda are recommended for approval.)

4.1 Approval of minutes of November 7, 2022, Budget Meeting Minutes of November 7, 2022 and Board of Canvass minutes of November 16, 2022

4.2 Approval of claims

4.3 Approval of a letter of support for the Trunk Highway 65 Corridor Improvements

4.4 Approval of rescinding Resolution No. 22-36 and rescheduling the public hearing to vacate a portion of the drainage and utility easement for Larson Systems located at 13847 Aberdeen Street NE in Section 32 and adoption of a Resolution

4.5 Approval of scheduling a public hearing for the vacation of roadway and drainage and utility easements within and/or adjacent to the plats of Crosstown Rolling Acres Second Addition and Crosstown Rolling Acres Third Addition and adoption of a Resolution

5.0 PLANNING COMMISSION RECOMMENDATIONS

5.1 Stone Construction Inc. requesting Commercial Site Plan approval to construct Bobby's Car Wash, a 4,121 square foot automated car wash and a 158 square foot pet wash at 13741 Johnson Street NE (PID# 32-32-23-24-0021)

6.0 ECONOMIC DEVELOPMENT AUTHORITY – None

7.0 APPEARANCES

7.1 Dick and Diane Sylvester, 16220 Naples Street NE, requesting a variance to allow access to Naples Street NE without road improvement for the development of Toby Trails

8.0 CITY ATTORNEY

9.0 CITY ENGINEER

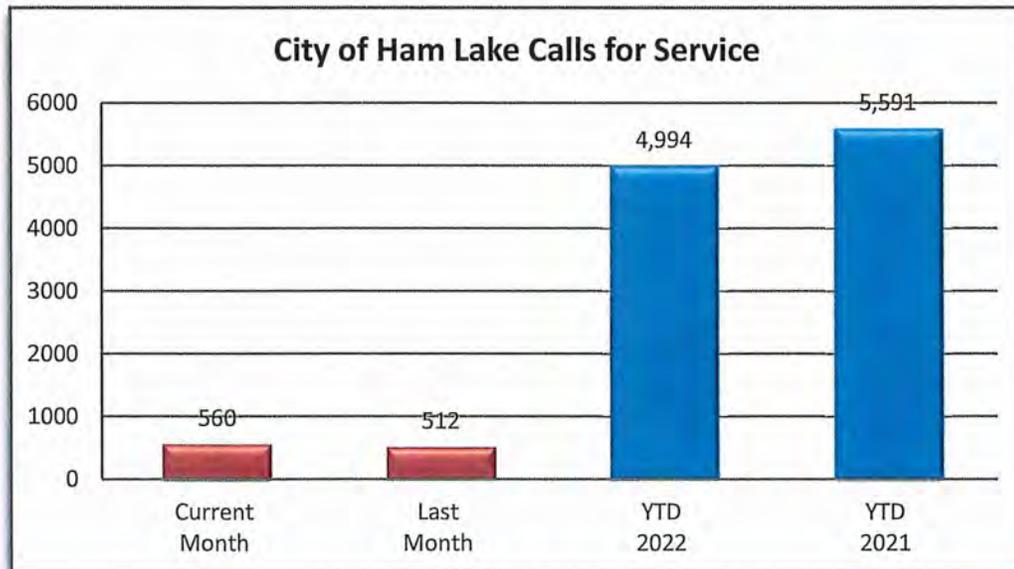
10.0 CITY ADMINISTRATOR

11.0 COUNCIL BUSINESS

11.1 Committee Reports

11.2 Announcements and future agenda items

OFFENSE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YTD 2022	YTD 2021
Call for Service	455	362	424	459	569	538	517	598	512	560			4,994	5,591
Burglaries	2	1	2	1	2	3	4	1	3	2			21	23
Thefts	14	11	8	18	16	17	9	19	9	11			132	187
Crim Sex Conduct	0	0	3	0	1	0	1	1	1	0			7	5
Assault	1	0	1	0	2	1	1	2	1	0			9	8
Dam to Property	5	2	5	5	2	4	7	6	0	1			37	73
Harass Comm	1	0	0	0	0	0	1	0	0	0			2	1
Felony Arrests	5	3	7	4	6	7	6	2	10	8			58	65
GM Arrests	3	1	3	4	4	5	5	4	3	5			37	16
Misd Arrests	3	2	6	4	9	4	8	10	7	3			56	14
DUI Arrests	3	2	3	2	2	4	2	1	4	2			25	31
Domestic Arrests	1	1	7	1	5	1	2	4	2	0			24	10
Warrant Arrests	7	6	4	5	7	8	6	8	11	6			68	76
Traffic Arrests	49	74	42	41	45	36	31	55	42	73			488	476

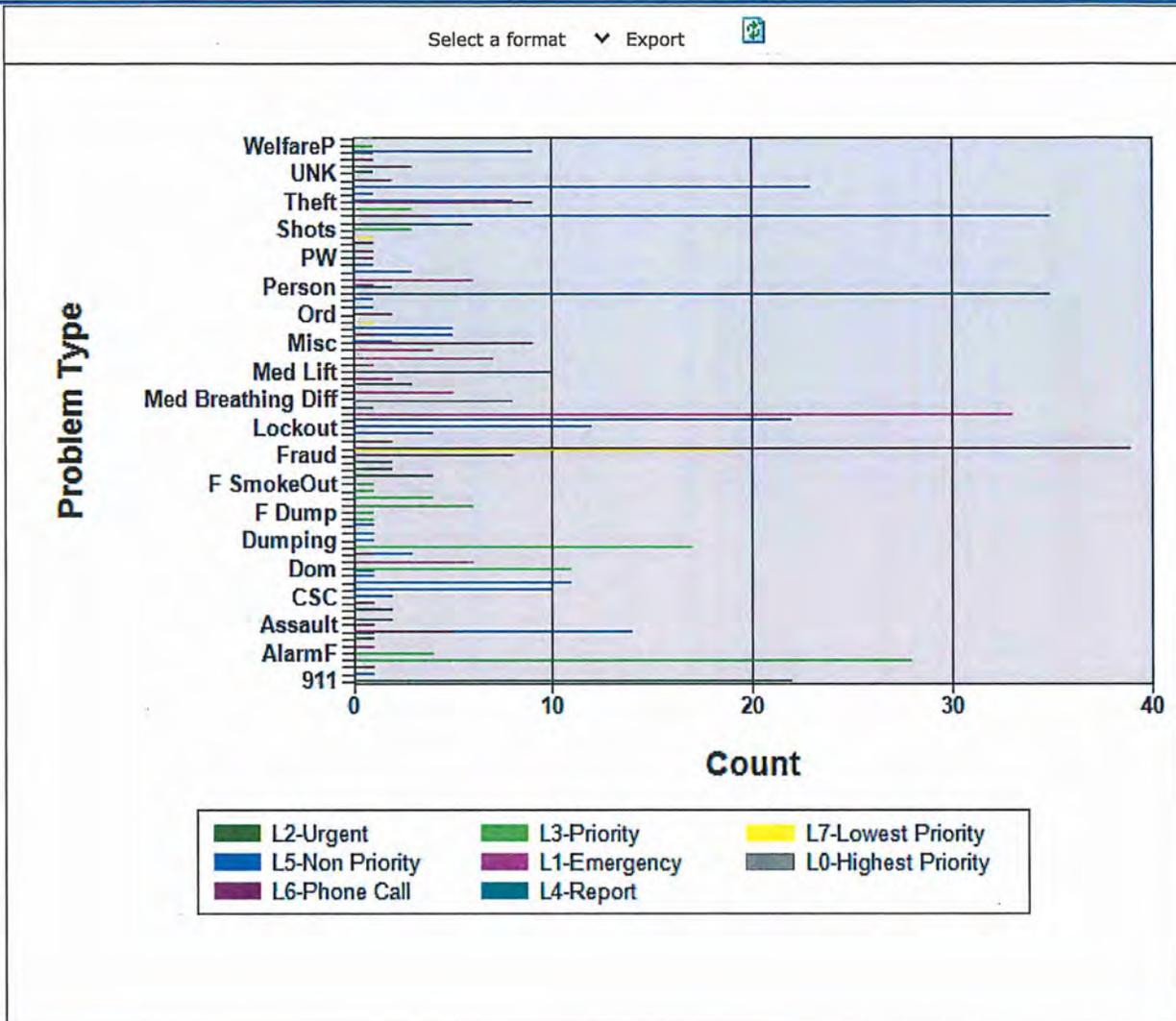


Problem Type Summary

2:04 PM 11/02/2022

Data Source: Data Warehouse

Agency:	LAW ENFORCEMENT
Division:	Ham Lake Law
Day Range:	Date From 10/1/2022 To 10/31/2022
Exclusion:	• Calls canceled before first unit assigned



Priority	Description
0	L0-Highest Priority
1	L1-Emergency
2	L2-Urgent
3	L3-Priority
4	L4-Report
5	L5-Non Priority
6	L6-Phone Call
7	L7-Lowest Priority

Problem Type	Priority								Total
	0	1	2	3	4	5	6	7	
911	0	0	22	0	0	0	0	0	22
Abandon	0	0	0	0	0	1	0	0	1
Abuse	0	0	0	0	0	0	1	0	1
AbuseP	0	0	0	0	0	0	0	0	0
AlarmB	0	0	0	28	0	0	0	0	28

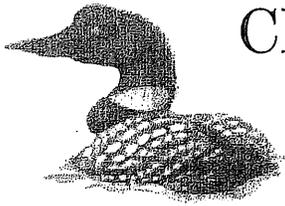
AlarmCO	0	0	0	0	0	0	0	0	0
AlarmCOIII	0	0	0	0	0	0	0	0	0
AlarmF	0	0	0	4	0	0	0	0	4
AlarmFsmoke	0	0	0	0	0	0	0	0	0
AlarmHoldup	0	1	0	0	0	0	0	0	1
AlarmV	0	0	0	0	0	0	0	0	0
AlarmWF	0	0	1	0	0	0	0	0	1
Animal	0	0	0	0	1	14	5	0	20
AnimalResc	0	0	0	0	0	0	0	0	0
Arson	0	0	0	0	0	0	0	0	0
Assault	0	0	0	0	0	0	1	0	1
AssaultP	0	0	0	0	0	0	0	0	0
Boat Assist	0	0	0	0	0	0	0	0	0
Bomb	0	0	0	0	0	0	0	0	0
BombP	0	0	0	0	0	0	0	0	0
Broadcast	0	0	0	0	0	0	0	0	0
Burg	0	0	0	0	2	0	0	0	2
BurgP	0	0	2	0	0	0	0	0	2
Civil	0	0	0	0	0	0	1	0	1
CivilP	0	0	0	0	0	0	0	0	0
CSC	0	0	0	0	0	2	0	0	2
Debris	0	0	0	0	0	10	0	0	10
Deer	0	0	0	0	0	11	0	0	11
Disorderly	0	0	0	0	0	1	0	0	1
Dom	0	0	0	11	1	0	6	0	18
DomP	0	6	0	0	0	0	0	0	6
Drugs	0	0	0	0	0	3	1	0	4
DUI	0	0	0	17	0	0	0	0	17
Dumping	0	0	0	0	0	1	0	0	1
Escort	0	0	0	0	0	1	0	0	1
ExPat	0	0	0	0	0	0	0	0	0
F Aircraft	0	0	0	0	0	0	0	0	0
F Assist	0	0	0	0	0	1	0	0	1
F CleanUp	0	0	0	1	0	0	0	0	1
F Collapse	0	0	0	0	0	0	0	0	0
F Dump	0	0	0	1	0	0	0	0	1
F Elec Smell	0	0	0	0	0	0	0	0	0
F Expl	0	0	0	0	0	0	0	0	0
F Gas In	0	0	0	0	0	0	0	0	0
F Gas Out	0	0	0	6	0	0	0	0	6
F Grass fire	0	0	0	0	0	0	0	0	0
F Illegal	0	0	0	4	0	0	0	0	4
F Misc	0	0	0	0	0	0	0	0	0
F Mutual Aid	0	0	0	0	0	0	0	0	0
F Oven	0	0	0	0	0	0	0	0	0
F Powerlines	0	0	0	1	0	0	0	0	1
F SmokeIn	0	0	0	0	0	0	0	0	0
F SmokeOut	0	0	0	1	0	0	0	0	1
F Structure	0	0	4	0	0	0	0	0	4
F Train	0	0	0	0	0	0	0	0	0
F Veh	0	0	2	0	0	0	0	0	2
F Water Rescue	0	0	0	0	0	0	0	0	0
Fight	0	0	2	0	0	0	0	0	2
Flood In	0	0	0	0	0	0	0	0	0
Flood out	0	0	0	0	0	0	0	0	0
Fraud	0	0	0	0	0	2	8	0	10
FraudP	0	0	0	0	0	0	0	0	0
FU	0	0	0	0	0	0	39	19	58
FW	0	0	0	0	0	0	0	0	0
Gun	0	0	0	0	0	0	0	0	0
Harass	0	0	0	0	0	2	2	0	4
Info	0	0	0	0	0	4	0	0	4
Liq	0	0	0	0	0	0	0	0	0
Lockout	0	0	0	0	0	12	0	0	12
LockoutP	0	0	0	0	0	0	0	0	0
MA	0	0	0	0	0	22	0	0	22

MASS	0	0	0	0	0	0	0	0	0
Med -	0	33	0	0	0	0	0	0	33
Med Alarm	0	0	0	0	0	0	0	0	0
Med Allergic	0	0	0	0	0	0	0	0	0
Med Assault	1	0	0	0	0	0	0	0	1
Med Bleed	0	0	0	0	0	0	0	0	0
Med Breathing Diff	8	0	0	0	0	0	0	0	8
Med Breathing Not	0	0	0	0	0	0	0	0	0
Med Choking	0	0	0	0	0	0	0	0	0
Med Drown	0	0	0	0	0	0	0	0	0
Med Electro	0	0	0	0	0	0	0	0	0
Med Fall	0	0	0	0	0	0	0	0	0
Med Heart	0	5	0	0	0	0	0	0	5
Med Hold	0	0	3	0	0	0	0	0	3
Med ILL	0	2	0	0	0	0	0	0	2
Med Info	0	0	0	0	0	0	0	0	0
Med Lift	0	0	0	0	10	0	0	0	10
Med OB	0	0	0	0	0	0	0	0	0
Med Priority	0	0	0	0	0	0	0	0	0
Med Seizure	0	1	0	0	0	0	0	0	1
Med Stab-Gunshot	0	0	0	0	0	0	0	0	0
Med Stroke	0	7	0	0	0	0	0	0	7
Med Uncon	0	4	0	0	0	0	0	0	4
Medex	0	0	0	0	0	0	0	0	0
Misc	0	0	0	0	0	2	9	0	11
MiscO	0	0	0	0	0	5	1	0	6
Mutual Aid Law	0	0	0	0	0	0	0	0	0
Noise	0	0	0	0	0	5	0	0	5
NoTag	0	0	0	0	0	0	0	1	1
Ord	0	0	0	0	0	0	2	0	2
Other	0	0	0	0	0	1	0	0	1
Park	0	0	0	0	0	1	0	0	1
PD	0	0	0	1	35	0	5	0	41
Person	0	0	0	0	2	0	1	0	3
PI	0	6	0	0	0	0	0	0	6
POR	0	0	0	0	0	3	0	0	3
Property	0	0	0	0	0	1	0	0	1
PW	0	0	0	0	0	0	1	0	1
REPO-TOW	0	0	0	0	0	0	1	0	1
RJ	0	0	0	0	0	1	1	0	2
RoadClosure	0	0	0	0	0	0	0	1	1
Robbery	0	0	0	0	0	0	0	0	0
RobberyP	0	0	0	0	0	0	0	0	0
Shots	0	0	0	3	0	0	0	0	3
Slumper	0	0	0	0	0	0	0	0	0
StolenProp	0	0	0	0	0	0	0	0	0
Suicide	0	0	0	0	6	0	0	0	6
SuicideP	0	0	0	0	0	0	0	0	0
Susp	0	0	0	0	0	35	4	0	39
SuspP	0	0	0	3	0	0	0	0	3
Theft	0	0	0	0	0	8	9	0	17
TheftP	0	0	0	0	0	0	0	0	0
Threat	0	0	0	0	0	1	0	0	1
ThreatP	0	0	0	0	0	0	0	0	0
Traf	0	0	0	0	0	23	0	0	23
Tres	0	0	0	0	0	1	2	0	3
UNK	0	0	1	0	0	0	0	0	1
Unsecure	0	0	0	0	0	0	0	0	0
Vand	0	0	0	0	0	0	3	0	3
VandP	0	0	0	0	0	0	0	0	0
VehTheft	0	0	0	0	0	0	1	0	1
VehTheftP	0	0	0	0	0	0	0	0	0
Weapon	0	0	0	0	0	0	0	0	0
Weather	0	0	0	0	0	0	0	0	0
Welfare	0	0	0	0	1	9	0	0	10
WelfareP	0	0	0	1	0	0	0	0	1

WT

Total

0	0	0	1	0	0	0	0	1
9	65	37	83	58	183	104	21	560



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CITY OF HAM LAKE CITY COUNCIL AND ECONOMIC DEVELOPMENT AUTHORITY MINUTES MONDAY, NOVEMBER 7, 2022

The Ham Lake City Council and Economic Development Authority met for its regular meeting on Monday, November 7, 2022 at 6:00 p.m. in the Council Chambers at the Ham Lake City Hall located at 15544 Central Avenue NE in Ham Lake, Minnesota.

MEMBERS PRESENT: Mayor Brian Kirkham and Councilmembers Jim Doyle, Gary Kirkeide and Al Parranto

MEMBERS ABSENT: Councilmember Jesse Wilken

OTHERS PRESENT: City Attorney, Mark Berglund; City Engineer, Tom Collins; City Administrator, Denise Webster; and Finance Director, Andrea Murff

1.0 CALL TO ORDER - 6:00 P.M. – Pledge of Allegiance

Mayor Kirkham called the meeting to order and the Pledge of Allegiance was recited by all in attendance.

2.0 PUBLIC COMMENT – None

3.0 SPECIAL APPEARANCES/PUBLIC HEARINGS – None

4.0 CONSENT AGENDA

These items are considered to be routine and will be enacted in one motion. There will be no separate discussion of these items unless a Councilmember or citizen so requests, in which event the item will be removed from the Consent Agenda and considered in normal sequence. (All items listed on the Consent Agenda are recommended for approval.)

4.1 Approval of minutes of October 17, 2022

4.2 Approval of claims in the amount of \$606,636.94

4.3 Approval of Ordinance No. 22-06 rezoning Schwartz Estates

4.4 Approval of Resolution No. 22-38 scheduling a public hearing to vacate a portion of the drainage and utility easement for Larson Systems located at 13847 Aberdeen Street NE in Section 32

4.5 Approval of Transfer from Cable Funds to the *Ham Laker* Fund

4.6 Approval of purchasing a F-350 Utility Vehicle for the Ham Lake Fire Department

4.7 Approval of accepting the Coon Creek Commercial Park Development project and commencing the one-year warranty period

4.8 Approval of accepting the Enchanted Estates 3rd Addition Development project and commencing the one-year warranty period

4.9 Approval of the updated Storm Water Pollution Prevention Plan (SWPPP)

4.10 Approval of hiring part-time snow plow driver

4.11 Approval of scheduling the Board of Canvass for Wednesday, November 16, 2022 at 7:30 a.m.

Motion by Parranto, seconded by Doyle, to approve the November 7, 2022 Consent agenda as written. All present favor, motion carried.

5.0 PLANNING COMMISSION RECOMMENDATIONS – None

6.0 ECONOMIC DEVELOPMENT AUTHORITY – None

7.0 APPEARANCES – None

8.0 CITY ATTORNEY – None

9.0 CITY ENGINEER – None

10.0 CITY ADMINISTRATOR – None

11.0 COUNCIL BUSINESS

11.1 Committee Reports – None

11.2 Discussion of the Sunrise Watershed Management Organization budget

Engineer Collins stated that Administrator Webster and himself have met with Council and staff representatives from the cities (Ham Lake, East Bethel, Linwood, and Columbus) from the Sunrise Watershed Management Organization (SRWMO) several times to discuss the budget funding formula. Engineer Collins stated that the board come up with 6 different funding scenarios and it was requested that the scenarios be brought before each community in order to come to a compromise on which funding formula should be used by the SRWMO going forward. Engineer Collins stated that Variation 1A funding formula, where operating cost and non-operating cost are paid by the percentage of each community based on a 50/50 formula between land area and market value is the scenario that the Board was told Ham Lake would like. The operating costs for Ham Lake would be \$512.88 and non-operating cost would be the same \$1,288.89 for a total of \$1,801.77. **It was the consensus of the City Council that they would agree with funding formula 1A, where operating cost and non-operating cost are paid by the percentage of each community based on a 50/50 formula between land area and market value. The operating costs for Ham Lake would be \$512.88 and non-operating cost \$1,288.89 for a total of \$1,801.77.**

There was discussion of creating a levying district for the SRWMO where the SRWMO expenditures would be paid thru this new levy rather than then through the City's General Fund levy. Councilmember Kirkeide stated that if a levy is created residents would not have any power regarding the budget. Finance Director Murff stated that the SRWMO budget can be separated from the General Levy by creating this levying district. Finance Director Murff stated she has discussed with Anoka County the potential interest of creating this new district and how the new levying would be created. Finance Director Murff stated residents within that district would pay for the budgeted expenditures for the SRWMO in addition to the other City levies, which would increase taxes for those in that watershed. Finance Director Murff stated that the residents' tax statement would not show the SRWMO as being taxed separately since it would all be combined under the City line item on their property tax statement.

Councilmember Kirkeide stated that he read in the minutes from the meeting with the SRWMO Board that there was discussion of changing the Joint Powers Agreement (JPA) to a majority vote and not unanimous. Councilmember Kirkeide stated that it should be unanimous. Administrator Webster stated that the JPA will be on the next agenda for discussion.

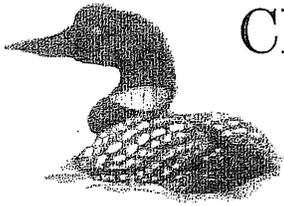
11.3 Announcements and future agenda items

Mayor Kirkham stated that Anoka County did not receive any funding for the upgrading of Lexington Avenue NE from Bunker Lake Boulevard NE to Constance Boulevard NE. Mayor Kirkham stated that the project was ranked 30 out of 31 points by the 2022 Regional Solicitation Application scoring. Mayor Kirkham stated that the Met Council determines who receives the funding based on scoring of items and since the City does not have bike trails, mass transit and equity engagement we scored low.

Mayor Kirkham reminded residents to get out and vote tomorrow.

Motion by Kirkeide, seconded by Parranto, to adjourn the meeting at 6:15 p.m. All present favor, motion carried.

Andrea Murff, Finance Director



CITY OF HAM LAKE

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CITY OF HAM LAKE CITY COUNCIL BUDGET WORKSHOP MINUTES MONDAY, NOVEMBER 7, 2022

The Ham Lake City Council met on Monday, November 7, 2022 immediately following the regularly scheduled Council Meeting in the Conference Room at the Ham Lake City Hall located at 15544 Central Avenue NE in Ham Lake, Minnesota.

MEMBERS PRESENT: Mayor Brian Kirkham and Councilmembers Jim Doyle, Gary Kirkeide, and Al Parranto

MEMBERS ABSENT: Councilmember Jesse Wilken

OTHERS PRESENT: Finance Director, Andrea Murff; City Administrator, Denise Webster; Fire Chief, Mike Raczkowski; and City Engineer, Tom Collins

1.0 Call to Order

Mayor Kirkham called the meeting to order at 6:20 p.m.

2.0 Discussion of the Proposed 2023 Budget and CIP Review

Mayor Kirkham started the meeting with a discussion on the *Ham Laker* fund. Mayor Kirkham stated the monthly mailer is not able to fund itself with ads and donations and proposed the City start doing bi-monthly *Ham Laker* mailings. **It was consensus of the City Council to change the *Ham Laker* frequency from monthly to bi-monthly starting in February of 2023.**

Discussions then turned to the funding of the Emergency Operation Center (EOC) Fund and the Siren fund and if it could be funded through the Cable Funds. Finance Director Murff stated if it was communication related it could potentially be a funding source, but she wanted to check with North Metro Cable and the City Attorney. Administrator Webster stated she would reach out to North Metro Cable.

Discussions then turned to the Capital Improvement Plan. The Revolving Street Fund transfer for 2023 will be reduced from \$1.2M to \$1.1M by moving around projects to a later date and doing overlays on several streets opposed to reconstruction. The Public Works Equipment Fund will have its 2023 transfer reduced from \$285,000 to \$200,000 by re-evaluating equipment needs and pushing items further out. The Fire Equipment transfer will remain the same and everything but the Fire Station #3 project will be moved out. **It was consensus of the City Council to start an Equipment Committee to review all City Equipment needs starting in 2023.**

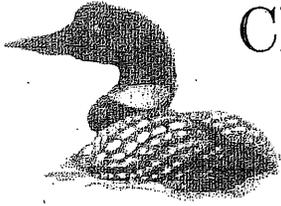
American Rescue Plan Act (ARPA) funding was then discussed. Finance Director Murff stated there was approximately \$340,000 left to use and that City Staff was getting more information on funding for Siren replacement and additional Public Work's needs.

Finance Director Murff input the changes to the Preliminary Budget and advised the City Council the new levy would be reduced by \$189,120 bringing it to \$6,011,033, which is an 11.49% levy increase

from 2022. Finance Director Murff stated the tax capacity rate would go down a little more and the proposed tax rate for 2023 is 19.44%. **It was consensus of the City Council to keep this for the Final Budget in December.**

Motion by Kirkeide, seconded by Doyle, to adjourn the meeting at 7:32 p.m. All present in favor, motion carried.

Andrea Murff, Finance Director



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CITY OF HAM LAKE
BOARD OF CANVASS
AND
CITY COUNCIL AND ECONOMIC DEVELOPMENT AUTHORITY MEETING
NOVEMBER 16, 2022

The City Council of the City of Ham Lake met as a Board of Canvass and a special Council meeting on Wednesday, November 16, 2022 at the Ham Lake City Hall, 15544 Central Avenue NE, Ham Lake, Minnesota.

MEMBERS PRESENT: Mayor Brian Kirkham and Councilmembers Al Parranto and Jesse Wilken

MEMBERS ABSENT: Councilmembers Gary Kirkeide and Jim Doyle

OTHERS PRESENT: Deputy City Clerk, Dawnette Shimek

1.0 CALL TO ORDER – 7:30 A.M.

Mayor Kirkham called the meeting to order and the Pledge of Allegiance was recited by all in attendance.

2.0 PUBLIC COMMENT – None

3.0 BOARD OF CANVASS

The Council reviewed the election results from the November 8, 2022 General Election. The Abstract of Votes Cast in the Precincts of the City of Ham Lake as compiled from the official returns is attached and made a part of these minutes.

Motion by Parranto, seconded by Kirkham, to accept the election return and to declare Brian Kirkham elected as Mayor for a four-year term and Jim Doyle and Al Parranto elected as Councilmembers for four-year terms. All present in favor, motion carried.

Motion by Parranto, seconded by Wilken, to adjourn the meeting at 7:31 a.m. All present in favor, motion carried.

Dawnette Shimek, Deputy City Clerk

Abstract of Votes Cast
In the Precincts of the City of Ham Lake
State of Minnesota
at the State General Election
Held Tuesday, November 8, 2022

as compiled from the official returns.

Summary of Totals
City of Ham Lake
Tuesday, November 8, 2022 State General Election

Number of persons registered as of 7 a.m.	11590
Number of persons registered on Election Day	366
Number of accepted regular, military, and overseas absentee ballots and mail ballots	1623
Number of federal office only absentee ballots	1
Number of presidential absentee ballots	0
Total number of persons voting	8458

Summary of Totals
City of Ham Lake
Tuesday, November 8, 2022 State General Election

KEY TO PARTY ABBREVIATIONS

NP - Nonpartisan

Mayor (Ham Lake)

NP	WI
Brian Kirkham	WRITE-IN
6532	132

Council Member at Large (Ham Lake) (Elect 2)

NP	NP	NP	NP	WI
Al Parranto	Rory Green	Jim Doyle	Corinne Seltz	WRITE-IN
2969	2099	3936	2477	70

Detail of Election Results
City of Ham Lake
Tuesday, November 8, 2022 State General Election

Precinct	Persons Registered as of 7 A.M.	Persons Registered on Election Day	Total Number of Persons Voting
02 1905 : HAM LAKE P-1	2290	76	1627
02 1910 : HAM LAKE P-2	1663	39	1253
02 1915 : HAM LAKE P-3	2514	78	1793
02 1920 : HAM LAKE P-4	1777	52	1284
02 1925 : HAM LAKE P-5	1635	53	1232
02 1930 : HAM LAKE P-6	1711	68	1269
City of Ham Lake Total:	11590	366	8458

Detail of Election Results
 City of Ham Lake
 Tuesday, November 8, 2022 State General Election

Office Title: Mayor (Ham Lake)

Precinct	NP Brian Kirkham	WI WRITE-IN
02 1905 : HAM LAKE P-1	1272	25
02 1910 : HAM LAKE P-2	971	19
02 1915 : HAM LAKE P-3	1429	21
02 1920 : HAM LAKE P-4	971	19
02 1925 : HAM LAKE P-5	948	20
02 1930 : HAM LAKE P-6	941	28
Total:	6532	132

Office Title: Council Member at Large (Ham Lake) (Elect 2)

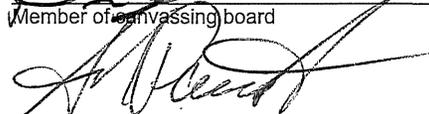
Precinct	NP Al Parranto	NP Rory Green	NP Jim Doyle	NP Corinne Seltz	WI WRITE-IN
02 1905 : HAM LAKE P-1	577	422	797	492	6
02 1910 : HAM LAKE P-2	411	275	580	412	12
02 1915 : HAM LAKE P-3	731	404	821	474	17
02 1920 : HAM LAKE P-4	429	324	611	422	7
02 1925 : HAM LAKE P-5	472	231	616	331	11
02 1930 : HAM LAKE P-6	349	443	511	346	17
Total:	2969	2099	3936	2477	70

We, the legally constituted county canvassing board, certify that we have herein specified the names of the persons receiving votes and the number of votes received by each office voted on, and have specified the number of votes for and against each question voted on, at the State General Election held on Tuesday, November 8, 2022

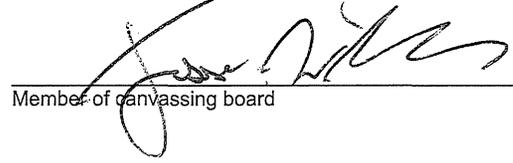
As appears by the returns of the election precincts voting in this election, duly returned to, filed, opened, and canvassed, and now remaining on file in the office of the City of Ham Lake Clerk. Witness our official signature at the City of Ham Lake in Anoka County this 16th day of November, 2022.



Member of canvassing board



Member of canvassing board



Member of canvassing board

Member of canvassing board

Member of canvassing board

Member of canvassing board

Member of canvassing board

State of Minnesota
City of Ham Lake

I, Dawnette Shimek, Clerk of the City of Ham Lake do hereby certify the within and foregoing 5 pages to be a full and correct copy of the original abstract and return of the votes cast in the City of Ham Lake State General Election held on Tuesday, November 8, 2022.

Witness my hand and official seal of office this 16th day of November, 2022.

Dawnette Shimek

CITY OF HAM LAKE
CLAIMS SUBMITTED TO COUNCIL
November 21, 2022

CITY OF HAM LAKE

EFTS, CHECKS, AND BANK DRAFTS	11/8/22 - 11/21/22	
EFT	# 1761 - 1767	\$ 49,091.86
REFUND CHECKS	# 64552 - 64553, & 64575 - 64576	\$ 5,300.00
CHECKS	# 64554 - 64574 & 64577 - 64584	\$ 95,673.48
BANK DRAFTS	DFT0002455	\$ 95.19
TOTAL EFTS, CHECKS, AND BANK DRAFTS		<u>\$ 150,160.53</u>
PAYROLL CHECKS		
11/18/22		
TOTAL PAYROLL CHECKS		<u>\$ -</u>
TOTAL OF ALL PAYMENTS		<u>\$ 150,160.53</u>
VOID CHECKS		
CHECKS	#	
ZERO EFT		\$ -
BANK DRAFTS		

APPROVED BY THE HAM LAKE CITY COUNCIL THIS 7TH DAY OF NOVEMBER 2022

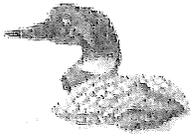
MAYOR

COUNCILMEMBER

COUNCILMEMBER

COUNCILMEMBER

COUNCILMEMBER



Packet: ARPKT00612 - 11/14/22 TRUST REFUNDS

Refund Detail

Account Number	Name	Check Date	Check Number	Amount
00275	EDUARDO REYNOSO	11/14/2022	64552	150.00
00315	MIKE HLIVKA	11/14/2022	64553	150.00
			Total Refund Amount:	300.00

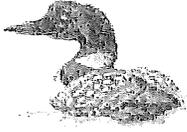
Revenue Totals

Revenue Code	Total Distribution
TRUST DEPOSITS - TRUST DEPOSITS	300.00
Revenue Totals:	300.00

General Ledger Distribution

Posting Date: 11/14/2022

Account Number	Account Name	Posting Amount	IFT
Fund: 890 - TRUST FUND			
890-10101	Cash-claim on pooled cash	-300.00	Yes
890-11501	Misc receivables	300.00	
	890 Total:	0.00	
Fund: 999 - POOLED CASH			
999-10100	Pooled Cash	-300.00	
999-20702	Due to other funds	300.00	Yes
	999 Total:	0.00	
	Distribution Total:	0.00	



City of Ham Lake, MN

Refund Check Register

Packet: ARPKT00613 - 11/15/22 REFUND

Refund Detail

Account Number	Name	Check Date	Check Number	Amount
00068	PRICE CUSTOM HOMES	11/15/2022	64575	2,500.00
			Total Refund Amount:	2,500.00

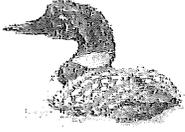
Revenue Totals

Revenue Code	Total Distribution
TRUST DEPOSITS - TRUST DEPOSITS	2,500.00
Revenue Totals:	2,500.00

General Ledger Distribution

Posting Date: 11/15/2022

Account Number	Account Name	Posting Amount	IFT
Fund: 890 - TRUST FUND			
890-10101	Cash-claim on pooled cash	-2,500.00	Yes
890-11501	Misc receivables	2,500.00	
	890 Total:	0.00	
Fund: 999 - POOLED CASH			
999-10100	Pooled Cash	-2,500.00	
999-20702	Due to other funds	2,500.00	Yes
	999 Total:	0.00	
	Distribution Total:	0.00	



City of Ham Lake, MN

Refund Check Register

Packet: ARPKT00614 - 11/16/22 TRUST REFUND

Refund Detail

Account Number	Name	Check Date	Check Number	Amount
00089	LEVEL CONTRACTING LLC	11/16/2022	64576	2,500.00
			Total Refund Amount:	2,500.00

Revenue Totals

Revenue Code	Total Distribution
TRUST DEPOSITS - TRUST DEPOSITS	2,500.00
Revenue Totals:	2,500.00

General Ledger Distribution

Posting Date: 11/16/2022

Account Number	Account Name	Posting Amount	IFT
Fund: 890 - TRUST FUND			
890-10101	Cash-claim on pooled cash	-2,500.00	Yes
890-11501	Misc receivables	2,500.00	
	890 Total:	0.00	
Fund: 999 - POOLED CASH			
999-10100	Pooled Cash	-2,500.00	
999-20702	Due to other funds	2,500.00	Yes
	999 Total:	0.00	
	Distribution Total:	0.00	

Council Approval List

Payment Dates: 11/8/2022 - 11/21/2022

Payment Number	Vendor Name	Description (Item)	Account Name	Account Number	Amount
64568	LINCOLN NATIONAL LIFE INSU	DEC LT DISABILITY	STD/LTD	100-21713	398.26
64569	METRO SALES INC	AUG - OCT COPIER LEASE	Equipment rentals	100-41701-3320	993.78
64569	METRO SALES INC	COLOR COPIES	Equipment rentals	100-41701-3320	305.00
64569	METRO SALES INC	AUG - OCT COPIER LEASE	Equipment rentals	100-42401-3320	774.54
64569	METRO SALES INC	COLOR COPIES	Equipment rentals	100-42401-3320	196.24
64570	MN METRO NORTH TOURISM	SEPT LODGING TAX	Convention bureau	263-46101-4120	2,663.35
64571	MN PEIP	DEC HEALTH INSURANCE	Health Insurance	100-21710	11,937.38
64572	PREMIUM WATERS INC	OCT WATER	Equipment rentals	100-41701-3320	21.75
64572	PREMIUM WATERS INC	OCT WATER COOLER RENTAL	Equipment rentals	100-41701-3320	14.00
64573	SYSCO MINNESOTA	DISHWASHER DETERGENT	Operating supplies	100-44201-2290	118.55
64574	TDS METROCOM INC	763-434-0454 ELEVATOR	Phones/radios/pagers	100-41701-3210	39.38
64574	TDS METROCOM INC	763-434-9605 FIRE #2	Phones/radios/pagers	100-42201-3210	37.38
64577	ACE SOLID WASTE INC	10/10/22 ROLL OFF	Operating supplies	100-43101-2290	496.67
64578	COMMERCIAL ASPHALT CO.	11.97 TN HOTMIX	Street repair & maintenance s	100-43101-2330	836.10
64579	HAM LAKE HARDWARE INC	FIRE EXTINGUISHER	Operating supplies	100-43101-2290	67.99
64580	MENARDS-BLAINE	FIRE EXTINGUISHERS & SIGNS	Operating supplies	100-43101-2290	173.79
64580	MENARDS-BLAINE	SPRAY FOAM, COUPLING, AD	Building repair & maintenanc	100-43104-2310	38.60
64580	MENARDS-BLAINE	FIRE #2 FLAPPER KIT	Building repair & maintenanc	100-42202-2310	26.98
64580	MENARDS-BLAINE	APPLIANCE BULBS	Operating supplies	100-43101-2290	8.76
64580	MENARDS-BLAINE	LATH & SPRAY PAINT	Operating supplies	100-43102-2290	114.90
64580	MENARDS-BLAINE	LESS REBATE #1641 USED	Misc receivables	100-11501	-44.92
64580	MENARDS-BLAINE	LATH & FLAG STAKES	Operating supplies	100-43102-2290	113.22
64580	MENARDS-BLAINE	LATH	Operating supplies	100-43102-2290	98.94
64581	NEW LOOK CONTRACTING IN	TWIN BIRCH ACRES	Contractors	431-43301-3810	25,178.80
64582	RDO EQUIPMENT CO.	#61 FLANGE & BEARING	Equipment parts & supplies	100-43101-2320	769.99
64583	SITEONE LANDSCAPE SUPPLY	MARKING FLAGS	Operating supplies	100-43102-2290	54.00
64583	SITEONE LANDSCAPE SUPPLY	FLAG MARKERS	Operating supplies	100-43102-2290	33.00
64584	VIKING ELECTRIC SUPPLY INC	EMERGENCY EXIT LIGHT	Building repair & maintenanc	100-43104-2310	134.56
DFT0002455	MN STATE DEPT OF REVENUE-	OCT '22 FUEL TAX	Fuel	100-43101-2230	95.19
Grand Total:					144,860.53

Report Summary

Fund Summary

Fund	Payment Amount
100 - GENERAL	77,583.19
210 - CABLE TV	1,675.00
231 - RECYCLING	1,873.24
262 - HAM LAKE EDA	15,881.88
263 - LODGING TAX	2,663.35
412 - BUILDING	0.00
431 - REVOLVING STREET	31,416.94
890 - TRUST FUND	13,766.93
Grand Total:	<u>144,860.53</u>

Account Summary

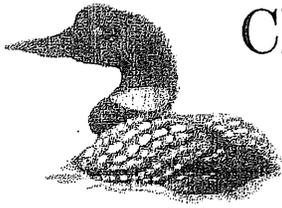
Account Number	Account Name	Payment Amount
100-11501	Misc receivables	-44.92
100-21710	Health Insurance	11,937.38
100-21713	STD/LTD	1,184.20
100-37601	Refunds & reimburseme	92.00
100-41101-3110	Attorney	1,628.00
100-41101-3135	Engineering	2,547.10
100-41102-3135	Engineering	429.54
100-41201-2510	Software licenses & upgr	26.64
100-41301-2510	Software licenses & upgr	26.64
100-41302-2110	Office supplies	15.60
100-41302-3960	Mileage	26.75
100-41401-2510	Software licenses & upgr	53.27
100-41401-3960	Mileage	191.38
100-41501-3110	Attorney	6,500.00
100-41601-2510	Software licenses & upgr	26.64
100-41601-3110	Attorney	720.00
100-41601-3135	Engineering	1,972.71
100-41701-3190	Other professional servi	75.00
100-41701-3210	Phones/radios/pagers	226.55
100-41701-3320	Equipment rentals	1,334.53
100-41701-4153	Covid 19	26,588.00
100-41702-3620	Natural gas	198.30
100-41707-3120	Computer & software su	4,398.75
100-42201-2340	Vehicle parts & supplies	67.57
100-42201-2510	Software licenses & upgr	32.47
100-42201-3110	Attorney	344.00
100-42201-3210	Phones/radios/pagers	115.38
100-42202-2310	Building repair & mainte	26.98
100-42202-3620	Natural gas	265.27
100-42401-2510	Software licenses & upgr	59.11
100-42401-3135	Engineering	1,438.36
100-42401-3210	Phones/radios/pagers	93.59
100-42401-3320	Equipment rentals	970.78
100-43101-2230	Fuel	95.19
100-43101-2290	Operating supplies	747.21
100-43101-2320	Equipment parts & suppl	789.94
100-43101-2330	Street repair & mainten	836.10
100-43101-2340	Vehicle parts & supplies	29.98
100-43101-2510	Software licenses & upgr	5.84
100-43101-3135	Engineering	3,523.40
100-43101-3210	Phones/radios/pagers	46.75
100-43101-3440	Equipment repair & mai	173.03
100-43102-2290	Operating supplies	414.06
100-43104-2310	Building repair & mainte	415.36
100-43104-3620	Natural gas	219.57

Account Summary

Account Number	Account Name	Payment Amount
100-43201-3135	Engineering	2,602.73
100-43401-3610	Electricity	23.54
100-43501-3135	Engineering	3,533.34
100-44101-3210	Phones/radios/pagers	15.58
100-44102-3620	Natural gas	256.25
100-44201-2290	Operating supplies	118.55
100-44201-3210	Phones/radios/pagers	62.42
100-44202-3620	Natural gas	106.78
210-41705-5110	Capital assets	1,675.00
231-43601-3630	Waste management & r	1,873.24
262-46101-3110	Attorney	464.00
262-46101-5110	Capital assets	15,417.88
263-46101-4120	Convention bureau	2,663.35
412-41702-5110	Capital assets	0.00
431-43301-3135	Engineering	6,192.14
431-43301-3810	Contractors	25,178.80
431-43301-3980	Filing fees	46.00
890-90001-3110	Attorney	3,726.00
890-90001-3135	Engineering	9,408.43
890-90001-3461	Comm Septic Plan Rev/l	632.50
	Grand Total:	144,860.53

Project Account Summary

Project Account Key	Payment Amount
None	96,152.47
200922-100	238.50
200922-160	46.00
201805-100	2,785.06
201805-140	25,178.80
202002.057-100	235.55
202102.053-100	49.06
202103-100	1,565.22
202105-100	1,174.52
202111-100	15,417.88
231004009	1,337.80
231009001	329.64
231010001	205.80
MISC-100	144.23
	Grand Total:
	144,860.53



CITY OF HAM LAKE

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

November 21, 2022

Mr. Joe MacPherson
Division Manager/County Engineer
Anoka County Transportation Division
1440 Bunker Lake Blvd NW
Andover, MN 55304

RE: Trunk Highway 65 Corridor Improvements
Corridors of Commerce Funding Program – Letter of Support

Dear Mr. MacPherson:

The City of Ham Lake would like to express our strong support for the proposed Trunk Highway (TH) 65 corridor improvements within the City of Blaine. Our communities depend upon this vital transportation corridor to support our businesses, residents, and visitors.

The proposed improvements were thoroughly vetted through a recently completed, comprehensive TH 65 Planning and Environmental Linkages Study (TH 65 PEL). The study was led by the Minnesota Department of Transportation (MnDOT), in collaboration with Anoka County, the City of Blaine, the City of Ham Lake, the City of Spring Lake Park, various community groups, and the Federal Highway Administration. The TH 65 PEL examined a range of cost-effective roadway alternatives to address safety, reliability, access, multimodal mobility, and congestion between 81st Avenue in the City of Spring Lake Park and County State Aid Highway (CSAH) 116 in the City of Ham Lake.

To date, MnDOT, Anoka County, and the cities of Blaine, Ham Lake, and Spring Lake Park have made significant progress in moving this project forward towards construction. We support the continued momentum by working with partners to secure the necessary funding to deliver these important improvements.

If you have any questions or require additional information, please contact City Administrator Denise Webster at 763-235-1680 or via email at dwebster@ci.ham-lake.mn.us.

Sincerely,

Mayor Brian Kirkham
City of Ham Lake

Meeting Date: November 21, 2022



***CITY OF HAM LAKE
STAFF REPORT***

To: Mayor and Councilmembers

From: Denise Webster, City Administrator

Item/Title/Subject: Rescinding Resolution No. 22-36 and rescheduling the public hearing to vacate a portion of the drainage and utility easement for Larson Systems located at 13847 Aberdeen Street NE in Section 32

Introduction/Discussion:

It was brought to staff's attention that there was an error on the Public Hearing Notice sent to properties owner regarding the public hearing date. Therefore, staff is requesting that Resolution No. 22-36 be rescinded and the rescheduling of the vacation of the drainage and utility easement for Larson Systems be scheduled for December 5, 2022.

Recommendation:

I recommend approval of rescinding Resolution No. 22-36 and rescheduling the public hearing to vacate a portion of the drainage and utility easement for Larson Systems located at 13847 Aberdeen Street NE in Section 32 and adoption of a Resolution.

RESOLUTION NO. 22-XX

WHEREAS, the Ham Lake City Council, on its own motion, wishes to consider the vacation of the following-described land in the City of Ham Lake, pursuant to Minnesota Statutes Chapter 412.851:

That part of the drainage and utility easement over and across the south 10 feet of Lot 1, Block 2, LARSON'S COMMERCIAL PARK, Anoka County, Minnesota as dedicated on said plat which lies east of the west 10 feet of said Lot 1 and which lies west of the east and northeasterly 10 feet of said Lot 1.

and

That part of the drainage and utility easement over and across the north 10 feet of Lot 1, Block 2, ENTERPRISE PLAZA 2ND ADDITION, Anoka County, Minnesota as dedicated on said plat which lies east of the west 10 feet of said Lot 1 and which lies west of the east 10 feet of said Lot 1 and which lies westerly of the west line of the northeasterly 10 feet of Lot 1, Block 2, LARSON'S COMMERCIAL PARK, Anoka County, Minnesota and its southeasterly extension.

and

That part of the drainage and utility easement over and across Lot 1, Block 2, ENTERPRISE PLAZA 2ND ADDITION, Anoka County, Minnesota as dedicated on said plat described as follows:

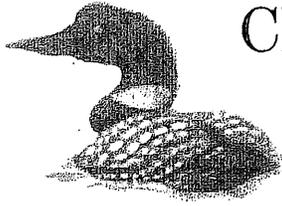
Commencing at the southwest corner of said Lot 1; thence on an assumed bearing of South 89 degrees 55 minutes 03 seconds East along the south line of said Lot 1 a distance of 219.86 feet to the point of beginning of the area to be described; thence continuing South 89 degrees 55 minutes 03 seconds East along the south line of said Lot 1 a distance of 268.40 feet; thence North 00 degrees 04 minutes 57 seconds East a distance of 145.00 feet; thence North 89 degrees 55 minutes 03 seconds West a distance of 226.27 feet; thence South 08 degrees 58 minutes 17 seconds West a distance of 41.98 feet; thence South 19 degrees 04 minutes 45 seconds West a distance of 109.49 to the point of beginning. EXCEPT the south 10 feet thereof.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ham Lake, that the City Clerk is directed to post in a conspicuous place in the City Hall between the dates of November 24, 2022 and December 5, 2022 and to cause publication of a NOTICE OF PUBLIC HEARING, a copy of which is attached to this Resolution, for a public hearing to be held on December 5, 2022, with publication to occur in the Star Tribune on November 24, 2022.

Adopted by the City Council of the City of Ham Lake this 21st day of November, 2022.

Brian Kirkham, Mayor

Denise Webster, City Clerk



CITY OF HAM LAKE

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

NOTICE OF PUBLIC HEARING VACATION OF PUBLIC LAND

NOTICE IS HEREBY GIVEN, that a Public Hearing will be held before the Ham Lake City Council on December 5, 2022 at 6:02 p.m. in the City Council Chambers, City Hall, 15544 Central Avenue N.E. Ham Lake, Minnesota 55304, to hear comments and questions concerning the proposed vacation of the following described land within the City of Ham Lake, Minnesota:

That part of the drainage and utility easement over and across the south 10 feet of Lot 1, Block 2, LARSON'S COMMERCIAL PARK, Anoka County, Minnesota as dedicated on said plat which lies east of the west 10 feet of said Lot 1 and which lies west of the east and northeasterly 10 feet of said Lot 1.

and

That part of the drainage and utility easement over and across the north 10 feet of Lot 1, Block 2, ENTERPRISE PLAZA 2ND ADDITION, Anoka County, Minnesota as dedicated on said plat which lies east of the west 10 feet of said Lot 1 and which lies west of the east 10 feet of said Lot 1 and which lies westerly of the west line of the northeasterly 10 feet of Lot 1, Block 2, LARSON'S COMMERCIAL PARK, Anoka County, Minnesota and its southeasterly extension.

and

That part of the drainage and utility easement over and across Lot 1, Block 2, ENTERPRISE PLAZA 2ND ADDITION, Anoka County, Minnesota as dedicated on said plat described as follows:

Commencing at the southwest corner of said Lot 1; thence on an assumed bearing of South 89 degrees 55 minutes 03 seconds East along the south line of said Lot 1 a distance of 219.86 feet to the point of beginning of the area to be described; thence continuing South 89 degrees 55 minutes 03 seconds East along the south line of said Lot 1 a distance of 268.40 feet; thence North 00 degrees 04 minutes 57 seconds East a distance of 145.00 feet; thence North 89 degrees 55 minutes 03 seconds West a distance of 226.27 feet; thence South 08 degrees 58 minutes 17 seconds West a distance of 41.98 feet; thence South 19 degrees 04 minutes 45 seconds West a distance of 109.49 to the point of beginning. EXCEPT the south 10 feet thereof.

Said hearing is conducted pursuant to Minnesota Statutes Chapter 412.851.

Dated: November 24, 2022

Dawnette Shimek, Deputy City Clerk

Posted at City Hall between the dates of November 24, 2022 and December 5, 2022

SKETCH AND DESCRIPTION

-for- LARSON SYSTEMS
-of- DRAINAGE AND UTILITY EASEMENT VACATION

PROPERTY DESCRIPTION

Lot 1, Block 2, ENTERPRISE PLAZA 2ND ADDITION, Anoka County, Minnesota,

and

Lot 2, Block 2, LARSON'S COMMERCIAL PARK, Anoka County, Minnesota.

DESCRIPTION OF EASEMENTS TO BE VACATED

That part of the drainage and utility easement over and across the south 10 feet of Lot 2, Block 2, LARSON'S COMMERCIAL PARK, Anoka County, Minnesota as indicated on said site which has a width of the east 10 feet of said Lot 1 and which has a width of the east 10 feet of the east 10 feet of the east 10 feet of said Lot 1 and which has a width of the east 10 feet of the east 10 feet of the east 10 feet of said Lot 1.

and

That part of the drainage and utility easement over and across the north 10 feet of Lot 1, Block 2, ENTERPRISE PLAZA 2ND ADDITION, Anoka County, Minnesota as indicated on said site which has a width of the west 10 feet of said Lot 1 and which has a width of the west 10 feet of the east 10 feet of said Lot 1 and which has a width of the west 10 feet of the east 10 feet of the east 10 feet of said Lot 1.

and

That part of the drainage and utility easement over and across Lot 1, Block 2, ENTERPRISE PLAZA 2ND ADDITION, Anoka County, Minnesota as indicated on said site as described as follows:

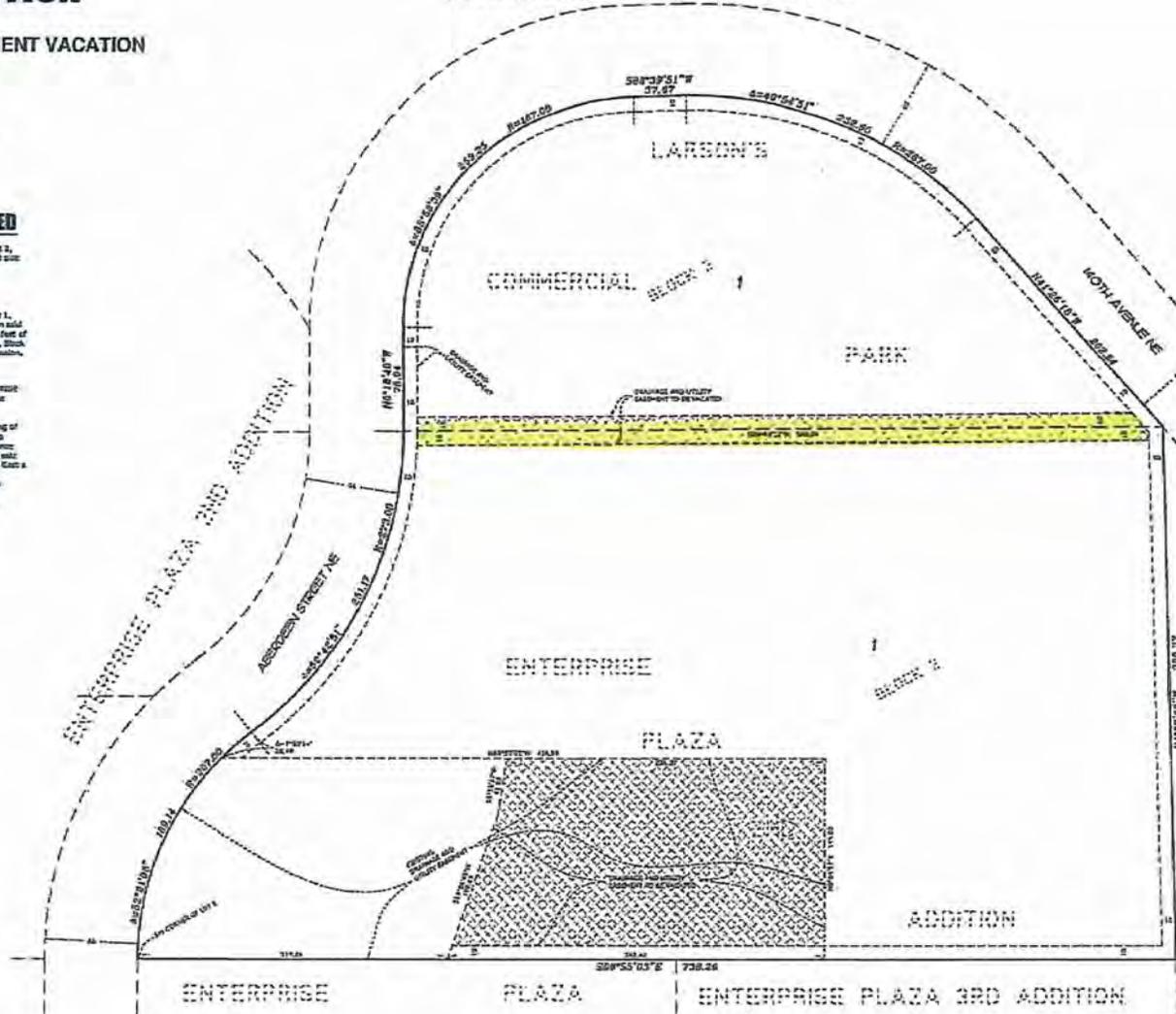
Commencing at the southwest corner of said Lot 1; thence as an assumed bearing of South 89 degrees 55 minutes 03 seconds East along the south line of said Lot 1 a distance of 249.66 feet to the point of beginning of the area to be vacated; thence continuing South 89 degrees 55 minutes 03 seconds East along the south line of said Lot 1 a distance of 756.67 feet; thence North 02 degrees 04 minutes 27 seconds East a distance of 142.66 feet; thence North 89 degrees 55 minutes 03 seconds West a distance of 256.27 feet; thence South 89 degrees 55 minutes 03 seconds West a distance of 41.58 feet; thence South 19 degrees 04 minutes 45 seconds West a distance of 169.49 to the point of beginning. EXCEPT the south 39 feet thereof.

OTHER EASEMENTS TO BE VACATED
(AREA = 43,114 SQ. FT.)

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.

JASOJA
Date: 11/22/2022 License No. 41578

TOWNSHIP OF HERITAGE OAKS



E. G. RUD & SONS, INC.
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-3200 Fax (651) 361-6701

DATE	BY	REVISION

Memorandum

Date: November 16, 2022

To: Mayor and Councilmembers

From: Tom Collins, City Engineer *TPC*

Subject: Proposed Right of Way and Drainage and Utility Easement vacation

Introduction/Discussion:

The plat of Crosstown Rolling Acres Second Addition dedicated cul-de-sac right-of-way for 7th Street directly to the north of Crosstown Boulevard. An adjacent 10-foot drainage and utility easement was also dedicated adjacent to the cul-de-sac with the plat. The Anoka County Highway Department did not allow for the 7th Street physical connection to Crosstown Boulevard until the turn lanes and bypass lanes were constructed and 173rd Avenue was realigned on the south side of Crosstown Boulevard with the Crosstown Rolling Acres Third Addition.

173rd Avenue has been realigned with the Crosstown Rolling Acres Third Addition, and 7th Street has been connected to Crosstown Boulevard. It is proposed to vacate the 7th Street cul-de-sac right-of-way and the adjacent 10-foot drainage and utility easement. The right-of-way vacation will reserve an adjacent 10-feet of drainage and utility easement to the resulting 66-feet of right-of-way for Lot 1, Block 1 and Lot 1, Block 2 of Crosstown Rolling Acres Second Addition. It is also proposed to vacate the 173rd Avenue right-of-way to the west of the realigned 173rd Avenue. A drainage and utility easement would be reserved over the vacated right-of-way.

Recommendations:

I recommend approval of the Resolution scheduling a Public Hearing for December 5, 2022 to vacate a portion of the right-of-way and drainage and utility easements dedicated with the plat of Crosstown Rolling Acres Second Addition and to vacate the 173rd Avenue right-of-way to the west of the realigned 173rd Avenue with the Crosstown Rolling Acres Third Addition.



CITY OF HAM LAKE

**REQUEST FOR
AN APPEARANCE
BEFORE THE
CITY COUNCIL**

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

Date of application 11-14-2022

Date of City Council appearance _____

60-day review deadline _____

11/14/22
R#94-734
\$200⁰⁰

APPLICANT'S NAME Crosstown Development LLC
JEFFREY A. STALBY

STREET ADDRESS 17404 WARD 4K. DR. NW

CITY, STATE ZIP Anodoun MN. 55304

PHONE (daytime) 612-799-1471

NATURE OF REQUEST
Vacation OF Cul-de-Sac 7th St. Crosstown Rolling Acres II
Vacation OF 173rd Crosstown Rolling Acres III

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 of applicant 11-14-2022 Date

Please attach any relevant information including maps, diagrams, and/or a descriptive narrative.

This form must be submitted to the City staff by 4:00 p.m. on the Monday prior to the Council meeting at which you will be appearing.

RESOLUTION NO. 22-XX

WHEREAS, the Ham Lake City Council, on its own motion, wishes to consider the vacation of the following described land in the City of Ham Lake, pursuant to Minnesota Statutes Chapter 412.851:

173RD AVENUE N.E. VACATION

**RIGHT OF WAY VACATION DESCRIPTION
OF THE NORTH HALF OF 173RD AVENUE N.E.**

That part of 173rd Avenue N.E. as platted and dedicated on the plat of CROSSTOWN ROLLING ACRES THIRD ADDITION, Anoka County, Minnesota, which lies southwesterly of a line described as follows:

Commencing at the southwest corner of Outlot A, CROSSTOWN ROLLING ACRES THIRD ADDITION; thence on an assumed bearing of North 87 degrees 39 minutes 30 seconds East, along the south line of said Outlot A, a distance of 232.15 feet to the southeast corner of said Outlot A and the point of beginning of the line to be described; thence southeasterly a distance of 51.57 feet along a non-tangential curve concave to the northeast, having a radius of 233.00 feet and central angle of 12 degrees 40 minutes 52 seconds and whose chord bears South 52 degrees 27 minutes 30 seconds East to the most southerly plat line of said CROSSTOWN ROLLING ACRES THIRD ADDITION and said line there terminating.

Reserving a public drainage and utility easement over said street vacation.

**RIGHT OF WAY VACATION DESCRIPTION
OF THE SOUTH HALF OF 173RD AVENUE N.E.**

That part of the north 33.00 feet of the Northwest Quarter of Section 7, Township 32 North, Range 23 West, Anoka County, Minnesota, which lies southeasterly of the southeasterly right of way line of County State Aid Highway No. 18 (AKA Crosstown Boulevard N.E.) per the ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO.24, Anoka County, Minnesota, and which lies southwesterly of a line described as follows:

Commencing at the southwest corner of Outlot A, CROSSTOWN ROLLING ACRES THIRD ADDITION, Anoka County, Minnesota; thence on an assumed bearing of North 87 degrees 39 minutes 30 seconds East, along the south line of said Outlot A, a distance of 232.15 feet to the southeast corner of said Outlot A; thence southeasterly a distance of 51.57 feet along a non-tangential curve concave to the northeast, having a radius of 233.00 feet and central angle of 12 degrees 40 minutes 52 seconds and whose chord bears South 52 degrees 27 minutes 30 seconds East to the north line of said Northwest Quarter and to the point of beginning of the line to be described; thence continuing southeasterly a distance of 84.30 feet along a tangential curve concave to the northeast having a radius of 233.00 feet and a central angle of 20 degrees 43 minutes 51 seconds to the south line of said north 33.00 feet of the Northwest Quarter and said line there terminating.

Reserving a public drainage and utility easement over said street vacation.

7TH STREET NE – CROSSTOWN ROLLING ACRES SECOND ADDITION

**RIGHT OF WAY VACATION DESCRIPTION FOR
LOT 1, BLOCK 1, CROSSTOWN ROLLING ACRES SECOND ADDITION**

That part of 7th Street NE, as created and dedicated in the plat of CROSSTOWN ROLLING ACRES SECOND ADDITION, according to the recorded plat thereof, Anoka County, Minnesota, lying adjacent to the westerly line of Lot 1, Block 1, said CROSSTOWN ROLLING ACRES SECOND ADDITION, and lying easterly of a line parallel with and distant 33.00 feet easterly of the centerline of said 7th Street NE. Reserving a public drainage and utility easement over, under and across the westerly 10.00 feet thereof and that part lying southerly of a line parallel with and distant 10.00 feet northwesterly of the northwesterly right of way line of County State Aid Highway No. 18.

**RIGHT OF WAY VACATION DESCRIPTION FOR
LOT 1, BLOCK 2, CROSSTOWN ROLLING ACRES SECOND ADDITION**

That part of 7th Street NE, as created and dedicated in the plat of CROSSTOWN ROLLING ACRES SECOND ADDITION, according to the recorded plat thereof, Anoka County, Minnesota, lying adjacent to the easterly line of Lot 1, Block 2, said CROSSTOWN ROLLING ACRES SECOND ADDITION, and lying westerly of a line parallel with and distant 33.00 feet westerly of the centerline of said 7th Street NE. Reserving a public drainage and utility easement over, under and across the easterly 10.00 feet thereof.

**DRAINAGE AND UTILITY EASEMENT VACATION DESCRIPTION FOR
LOT 1, BLOCK 1, CROSSTOWN ROLLING ACRES SECOND ADDITION**

All of the drainage and utility easements as created and dedicated over, under, and across Lot 1, Block 1, CROSSTOWN ROLLING ACRES SECOND ADDITION, according to the recorded plat thereof, lying parallel with, adjacent to, and distant 10 feet easterly of the easterly right of way line of 7th Street NE, as created and dedicated in said plat.

EXCEPT those parts lying westerly of a line parallel with and distant 43.00 feet easterly of the centerline of said 7th Street NE.

ALSO EXCEPT that part embraced within the southeasterly 10.00 feet of said Lot 1.

**DRAINAGE AND UTILITY EASEMENT VACATION DESCRIPTION FOR
LOT 1, BLOCK 2, CROSSTOWN ROLLING ACRES SECOND ADDITION**

All of the drainage and utility easements as created and dedicated over, under, and across Lot 1, Block 2, CROSSTOWN ROLLING ACRES SECOND ADDITION, according to the recorded plat thereof, lying parallel with, adjacent to, and distant 10 feet westerly of the westerly right of way line of 7th Street NE, as created and dedicated in said plat.

EXCEPT those parts lying easterly of a line parallel with and distant 43.00 feet westerly of the centerline of said 7th Street NE.

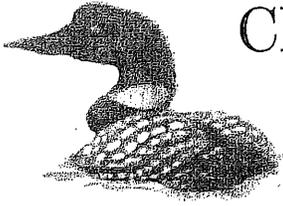
NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ham Lake, that the City Clerk is directed to post in a conspicuous place in the City Hall between the dates of November 24, 2022 and December 5, 2022 and to cause publication of a NOTICE OF PUBLIC HEARING, a

copy of which is attached to this Resolution, for a public hearing to be held on December 5, 2022, with publication to occur in the Star Tribune on November 24, 2022.

Adopted by the City Council of the City of Ham Lake this 21st day of November, 2022.

Brian Kirkham, Mayor

Denise Webster, City Clerk



CITY OF HAM LAKE

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

NOTICE OF PUBLIC HEARING VACATION OF PUBLIC LAND

NOTICE IS HEREBY GIVEN, that a Public Hearing will be held before the Ham Lake City Council on December 5, 2022 at 6:03 p.m. in the City Council Chambers, City Hall, 15544 Central Avenue N.E. Ham Lake, Minnesota 55304, to hear comments and questions concerning the proposed vacation of the following described land within the City of Ham Lake, Minnesota:

173RD AVENUE N.E. VACATION

RIGHT OF WAY VACATION DESCRIPTION OF THE NORTH HALF OF 173RD AVENUE N.E.

That part of 173rd Avenue N.E. as platted and dedicated on the plat of CROSSTOWN ROLLING ACRES THIRD ADDITION, Anoka County, Minnesota, which lies southwesterly of a line described as follows:

Commencing at the southwest corner of Outlot A, CROSSTOWN ROLLING ACRES THIRD ADDITION; thence on an assumed bearing of North 87 degrees 39 minutes 30 seconds East, along the south line of said Outlot A, a distance of 232.15 feet to the southeast corner of said Outlot A and the point of beginning of the line to be described; thence southeasterly a distance of 51.57 feet along a non-tangential curve concave to the northeast, having a radius of 233.00 feet and central angle of 12 degrees 40 minutes 52 seconds and whose chord bears South 52 degrees 27 minutes 30 seconds East to the most southerly plat line of said CROSSTOWN ROLLING ACRES THIRD ADDITION and said line there terminating.

Reserving a public drainage and utility easement over said street vacation.

RIGHT OF WAY VACATION DESCRIPTION OF THE SOUTH HALF OF 173RD AVENUE N.E.

That part of the north 33.00 feet of the Northwest Quarter of Section 7, Township 32 North, Range 23 West, Anoka County, Minnesota, which lies southeasterly of the southeasterly right of way line of County State Aid Highway No. 18 (AKA Crosstown Boulevard N.E.) per the ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO.24, Anoka County, Minnesota, and which lies southwesterly of a line described as follows:

Commencing at the southwest corner of Outlot A, CROSSTOWN ROLLING ACRES THIRD ADDITION, Anoka County, Minnesota; thence on an assumed bearing of North 87 degrees 39 minutes 30 seconds East, along the south line of said Outlot A, a distance of 232.15 feet to the southeast corner of said Outlot A; thence southeasterly a distance of 51.57 feet along a non-tangential curve concave to the northeast, having a radius of 233.00 feet and central angle of 12 degrees 40 minutes 52 seconds and whose chord bears South 52 degrees

27 minutes 30 seconds East to the north line of said Northwest Quarter and to the point of beginning of the line to be described; thence continuing southeasterly a distance of 84.30 feet along a tangential curve concave to the northeast having a radius of 233.00 feet and a central angle of 20 degrees 43 minutes 51 seconds to the south line of said north 33.00 feet of the Northwest Quarter and said line there terminating.

Reserving a public drainage and utility easement over said street vacation.

7TH STREET NE – CROSSTOWN ROLLING ACRES SECOND ADDITION

**RIGHT OF WAY VACATION DESCRIPTION FOR
LOT 1, BLOCK 1, CROSSTOWN ROLLING ACRES SECOND ADDITION**

That part of 7th Street NE, as created and dedicated in the plat of CROSSTOWN ROLLING ACRES SECOND ADDITION, according to the recorded plat thereof, Anoka County, Minnesota, lying adjacent to the westerly line of Lot 1, Block 1, said CROSSTOWN ROLLING ACRES SECOND ADDITION, and lying easterly of a line parallel with and distant 33.00 feet easterly of the centerline of said 7th Street NE. Reserving a public drainage and utility easement over, under and across the westerly 10.00 feet thereof and that part lying southerly of a line parallel with and distant 10.00 feet northwesterly of the northwesterly right of way line of County State Aid Highway No. 18.

**RIGHT OF WAY VACATION DESCRIPTION FOR
LOT 1, BLOCK 2, CROSSTOWN ROLLING ACRES SECOND ADDITION**

That part of 7th Street NE, as created and dedicated in the plat of CROSSTOWN ROLLING ACRES SECOND ADDITION, according to the recorded plat thereof, Anoka County, Minnesota, lying adjacent to the easterly line of Lot 1, Block 2, said CROSSTOWN ROLLING ACRES SECOND ADDITION, and lying westerly of a line parallel with and distant 33.00 feet westerly of the centerline of said 7th Street NE. Reserving a public drainage and utility easement over, under and across the easterly 10.00 feet thereof.

**DRAINAGE AND UTILITY EASEMENT VACATION DESCRIPTION FOR
LOT 1, BLOCK 1, CROSSTOWN ROLLING ACRES SECOND ADDITION**

All of the drainage and utility easements as created and dedicated over, under, and across Lot 1, Block 1, CROSSTOWN ROLLING ACRES SECOND ADDITION, according to the recorded plat thereof, lying parallel with, adjacent to, and distant 10 feet easterly of the easterly right of way line of 7th Street NE, as created and dedicated in said plat.

EXCEPT those parts lying westerly of a line parallel with and distant 43.00 feet easterly of the centerline of said 7th Street NE.

ALSO EXCEPT that part embraced within the southeasterly 10.00 feet of said Lot 1.

**DRAINAGE AND UTILITY EASEMENT VACATION DESCRIPTION FOR
LOT 1, BLOCK 2, CROSSTOWN ROLLING ACRES SECOND ADDITION**

All of the drainage and utility easements as created and dedicated over, under, and across Lot 1, Block 2, CROSSTOWN ROLLING ACRES SECOND ADDITION, according to the recorded plat thereof, lying parallel with, adjacent to, and distant 10 feet westerly of the westerly right of way line of 7th Street NE, as created and dedicated in said plat.

EXCEPT those parts lying easterly of a line parallel with and distant 43.00 feet westerly of the centerline of said 7th Street NE.

Said hearing is conducted pursuant to Minnesota Statutes Chapter 412.851.

Dated: November 24, 2022

Dawnette Shimek, Deputy City Clerk

Posted at City Hall between the dates of November 24, 2022 and December 5, 2022

Published in the Star Tribune on November 24, 2022

CROSTOWN ROLLING ACRES SECOND ADDITION

CITY OF MAH LAKE
COUNTY OF ANOKA
SEC. 06, T32N, R23W

NORTH

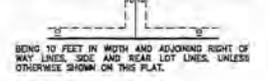


(SCALE IN FEET)
1 inch = 80 feet

FOR THE PURPOSES OF THIS PLAT THE WEST LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 06, TOWNSHIP 32 NORTH, RANGE 23 WEST, IS ASSUMED TO HAVE A BEARING OF NORTH 60 DEGREES 33 MINUTES 01 SECONDS WEST.



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS

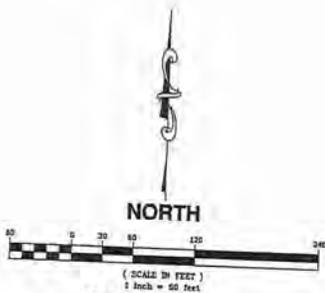


- DENOTES FOUND ANOKA COUNTY MONUMENT
- DENOTES FOUND GRANITE MONUMENT
- DENOTES SET 1/2 INCH BY 14 INCH IRON PIPE MARKED BY RLS NO. 41578
- DENOTES FOUND ANOKA COUNTY RIGHT-OF-WAY MONUMENT, UNLESS OTHERWISE SHOWN
- DENOTES WETLAND DELINEATION BY KJOUHAUG ENVIRONMENTAL SERVICE COMPANY IN OCTOBER OF 2017.
- DENOTES RIGHT OF ACCESS DEDICATED TO ANOKA COUNTY

INSET C

CROSTOWN ROLLING ACRES THIRD ADDITION

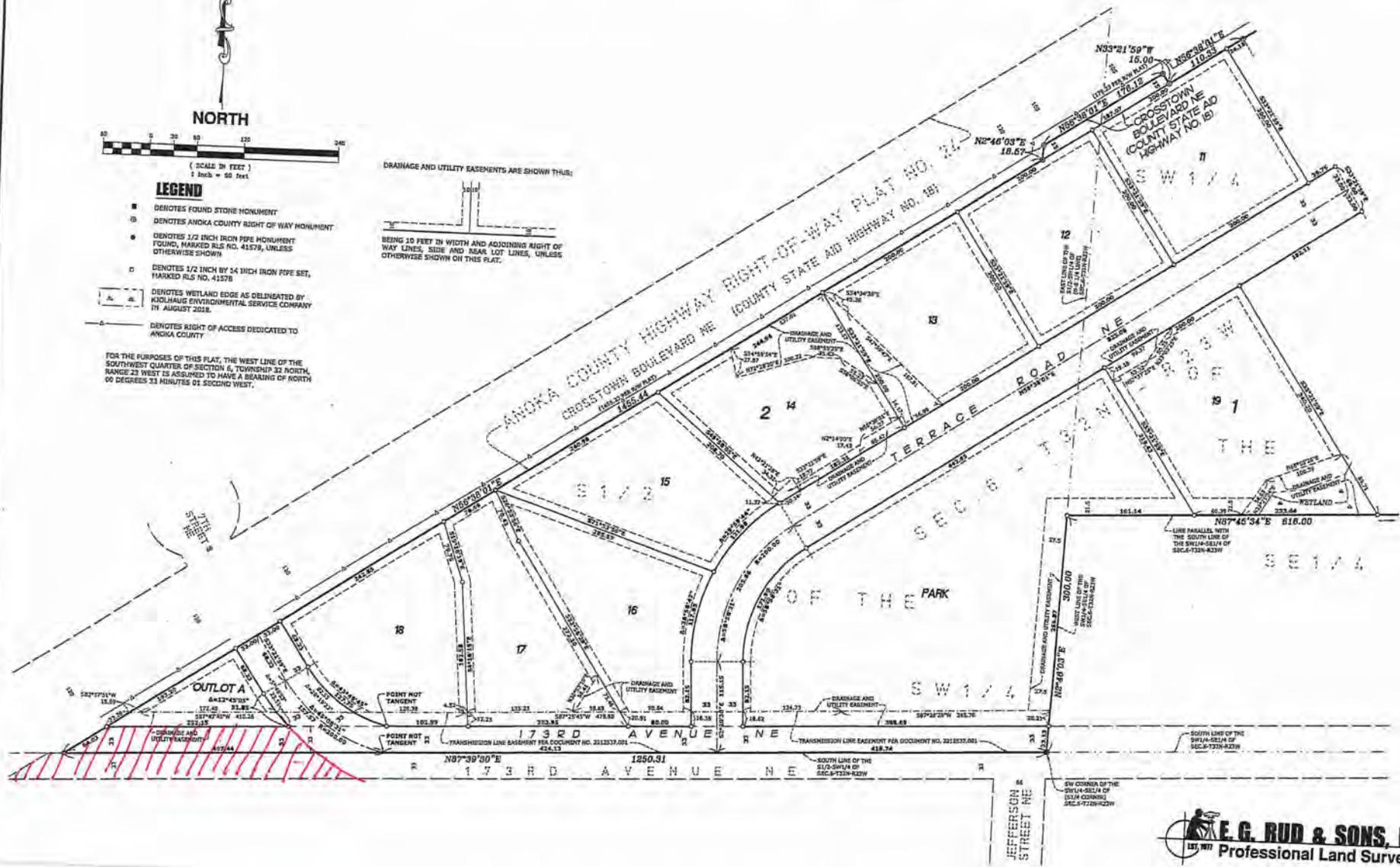
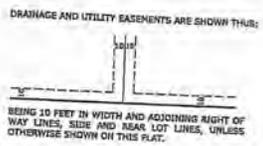
**CITY OF HAM LAKE
COUNTY OF ANOKA
SEC. 6, T32N, R23W**



LEGEND

- DENOTES FOUND STONE MONUMENT
- DENOTES ANOKA COUNTY RIGHT OF WAY MONUMENT
- DENOTES 1/2 INCH IRON PIPE MONUMENT FOUND, MARKED RLS NO. 41579, UNLESS OTHERWISE SHOWN
- DENOTES 1/2 INCH BY 1/4 INCH IRON PIPE SET, MARKED RLS NO. 41578
- ▭ DENOTES WETLAND EDGE AS DELINEATED BY KIOUHAIG ENVIRONMENTAL SERVICE COMPANY IN AUGUST 2018.
- DENOTES RIGHT OF ACCESS DEDICATED TO ANOKA COUNTY

FOR THE PURPOSES OF THIS PLAT, THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 32 NORTH, RANGE 23 WEST IS ASSUMED TO HAVE A BEARING OF NORTH 00 DEGREES 31 MINUTES 01 SECOND WEST.



SKETCH AND DESCRIPTION

~for~ CROSSTOWN DEVELOPMENT, LLC
 ~of~ 7TH STREET N.E. VACATION



NORTH LEGEND

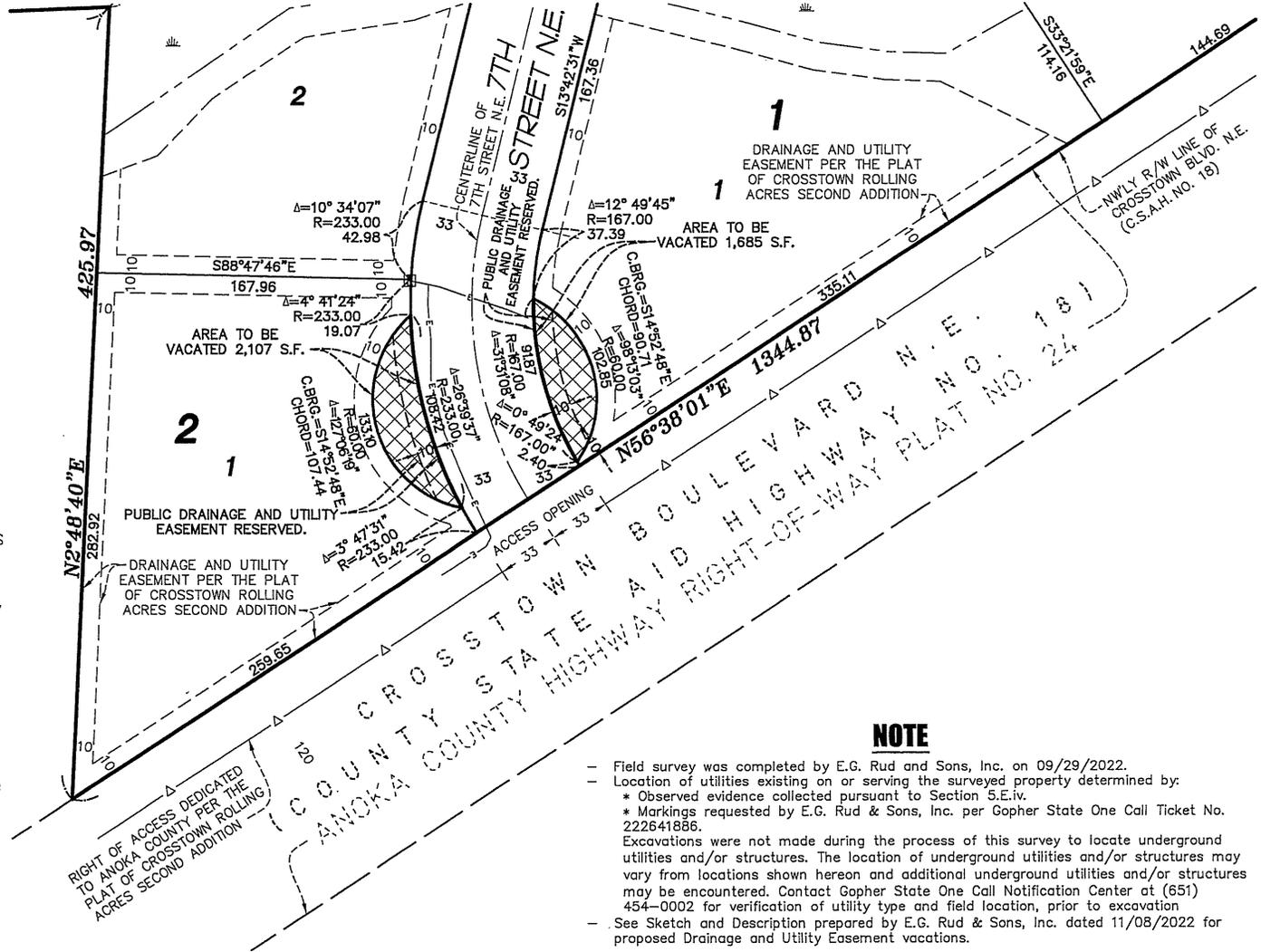
- DENOTES ELECTRICAL BOX
- DENOTES UNDERGROUND ELECTRIC LINE
- STREET VACATION AREA

RIGHT OF WAY VACATION DESCRIPTION FOR LOT 1, BLOCK 1, CROSSTOWN ROLLING ACRES SECOND ADDITION

That part of 7th Street NE, as created and dedicated in the plat of CROSSTOWN ROLLING ACRES SECOND ADDITION, according to the recorded plat thereof, Anoka County, Minnesota, lying adjacent to the westerly line of Lot 1, Block 1, said CROSSTOWN ROLLING ACRES SECOND ADDITION, and lying easterly of a line parallel with and distant 33.00 feet easterly of the centerline of said 7th Street NE. Reserving a public drainage and utility easement over, under and across the westerly 10.00 feet thereof and that part lying southerly of a line parallel with and distant 10.00 feet northwesterly of the northwesterly right of way line of County State Aid Highway No. 18.

RIGHT OF WAY VACATION DESCRIPTION FOR LOT 1, BLOCK 2, CROSSTOWN ROLLING ACRES SECOND ADDITION

That part of 7th Street NE, as created and dedicated in the plat of CROSSTOWN ROLLING ACRES SECOND ADDITION, according to the recorded plat thereof, Anoka County, Minnesota, lying adjacent to the easterly line of Lot 1, Block 2, said CROSSTOWN ROLLING ACRES SECOND ADDITION, and lying westerly of a line parallel with and distant 33.00 feet westerly of the centerline of said 7th Street NE. Reserving a public drainage and utility easement over, under and across the easterly 10.00 feet thereof.



NOTE

- Field survey was completed by E.G. Rud and Sons, Inc. on 09/29/2022.
- Location of utilities existing on or serving the surveyed property determined by:
 - * Observed evidence collected pursuant to Section 5.E.iv.
 - * Markings requested by E.G. Rud & Sons, Inc. per Gopher State One Call Ticket No. 222641886.
- Excavations were not made during the process of this survey to locate underground utilities and/or structures. The location of underground utilities and/or structures may vary from locations shown hereon and additional underground utilities and/or structures may be encountered. Contact Gopher State One Call Notification Center at (651) 454-0002 for verification of utility type and field location, prior to excavation.
- See Sketch and Description prepared by E.G. Rud & Sons, Inc. dated 11/08/2022 for proposed Drainage and Utility Easement vacations.

- o Denotes Iron Set
- Denotes Iron Found

Scale 1" = 60'

Job No.: 17737HS

Bearings shown are on an assumed datum.

Drawn By: JEN
 Project Manager: MMD

I hereby certify that this plan, survey 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. Dated this 8th day of November, 2022.

License No. 41578

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

SKETCH AND DESCRIPTION

~for~ CROSSTOWN DEVELOPMENT, LLC
 ~of~ 7TH STREET N.E. DRAINAGE AND UTILITY
 EASEMENT VACATION

DRAINAGE AND UTILITY EASEMENT VACATION DESCRIPTION FOR LOT 1, BLOCK 1, CROSSTOWN ROLLING ACRES SECOND ADDITION

All of the drainage and utility easements as created and dedicated over, under, and across Lot 1, Block 1, CROSSTOWN ROLLING ACRES SECOND ADDITION, according to the recorded plat thereof, lying parallel with, adjacent to, and distant 10 feet easterly of the easterly right of way line of 7th Street NE, as created and dedicated in said plat.

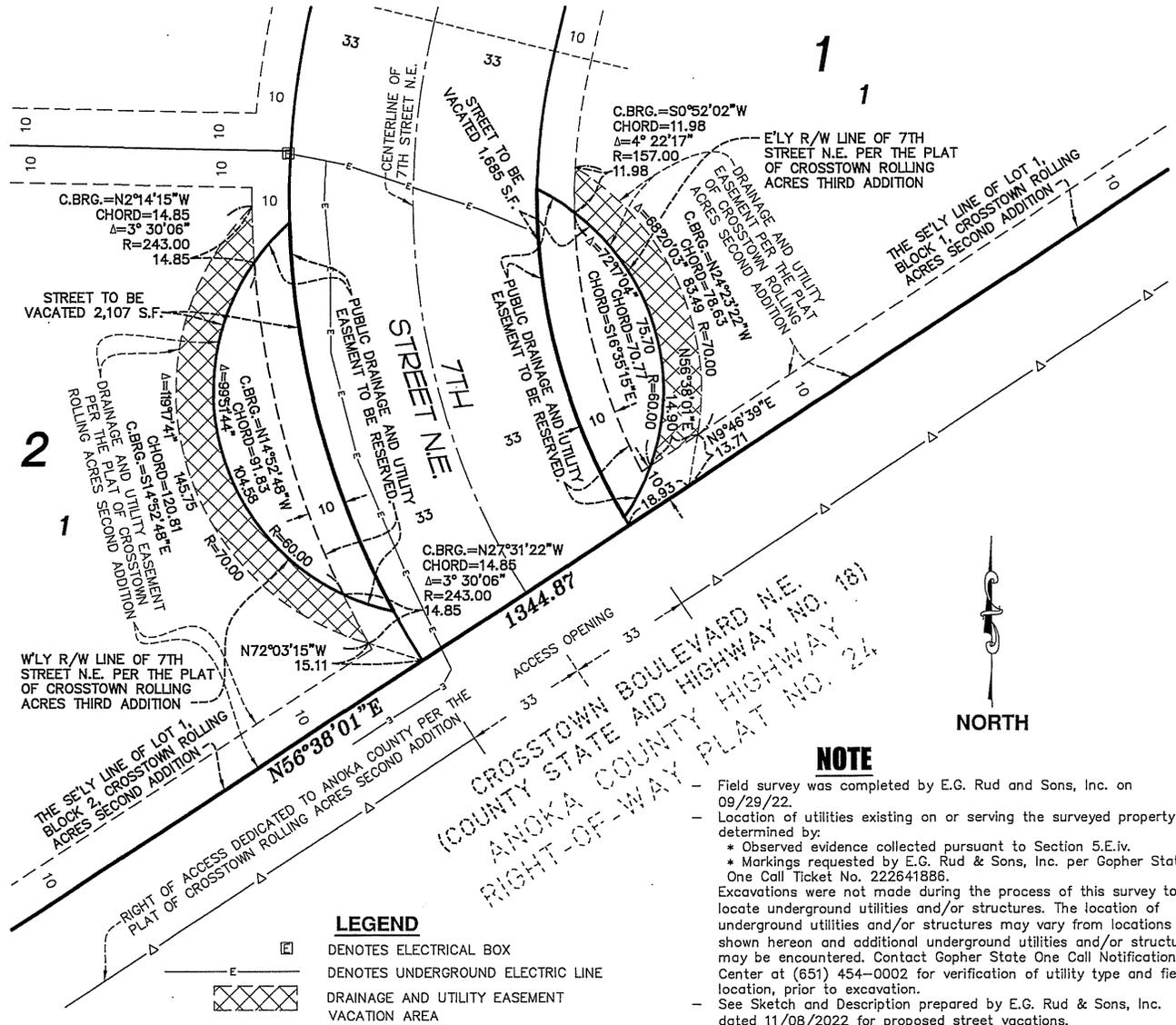
EXCEPT those parts lying westerly of a line parallel with and distant 43.00 feet easterly of the centerline of said 7th Street NE.

ALSO EXCEPT that part embraced within the southeasterly 10.00 feet of said Lot 1.

DRAINAGE AND UTILITY EASEMENT VACATION DESCRIPTION FOR LOT 1, BLOCK 2, CROSSTOWN ROLLING ACRES SECOND ADDITION

All of the drainage and utility easements as created and dedicated over, under, and across Lot 1, Block 2, CROSSTOWN ROLLING ACRES SECOND ADDITION, according to the recorded plat thereof, lying parallel with, adjacent to, and distant 10 feet westerly of the westerly right of way line of 7th Street NE, as created and dedicated in said plat.

EXCEPT those parts lying easterly of a line parallel with and distant 43.00 feet westerly of the centerline of said 7th Street NE.



LEGEND
 □ DENOTES ELECTRICAL BOX
 — E — DENOTES UNDERGROUND ELECTRIC LINE
 ▨ DRAINAGE AND UTILITY EASEMENT VACATION AREA

NOTE

- Field survey was completed by E.G. Rud and Sons, Inc. on 09/29/22.
- Location of utilities existing on or serving the surveyed property determined by:
 - * Observed evidence collected pursuant to Section 5.E.iv.
 - * Markings requested by E.G. Rud & Sons, Inc. per Gopher State One Call Ticket No. 222641886.
- Excavations were not made during the process of this survey to locate underground utilities and/or structures. The location of underground utilities and/or structures may vary from locations shown hereon and additional underground utilities and/or structures may be encountered. Contact Gopher State One Call Notification Center at (651) 454-0002 for verification of utility type and field location, prior to excavation.
- See Sketch and Description prepared by E.G. Rud & Sons, Inc. dated 11/08/2022 for proposed street vacations.

○ Denotes Iron Set
 ● Denotes Iron Found
 Scale 1" = 30'
 Job No.: 17737HS

Bearings shown are on an assumed datum.
 Drawn By: JEN
 Project Manager: MMD

I hereby certify that this plan, survey 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. Dated this 8th day of November, 2022.

[Signature] License No. 41578

E.G. RUD & SONS, INC.
 EST. 1972
 Professional Land Surveyors
 6776 Lake Drive NE, Suite 110
 Lino Lakes, MN 55014
 Tel. (651) 361-8200 Fax (651) 361-8701
 www.egrud.com

SKETCH AND DESCRIPTION

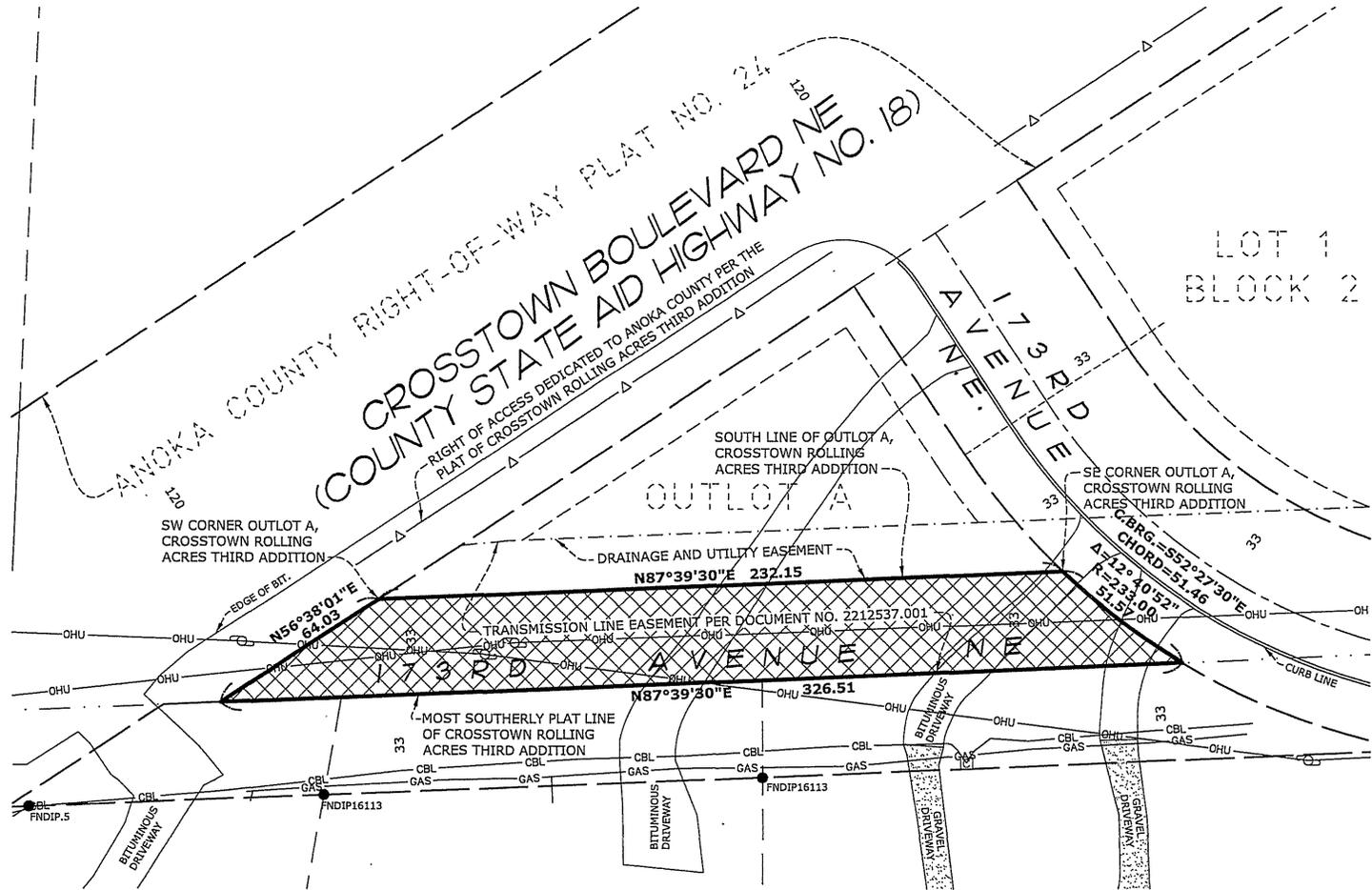
~for~ CROSTOWN DEVELOPMENT, LLC
 ~of~ NORTH HALF OF 173RD AVENUE N.E.
 VACATION



NORTH

LEGEND

 STREET VACATION AREA
 (3,178 S.F.)



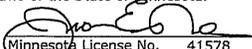
RIGHT OF WAY VACATION DESCRIPTION NORTH HALF OF 173RD AVENUE N.E.

That part of 173rd Avenue N.E. as platted and dedicated on the plat of CROSTOWN ROLLING ACRES THIRD ADDITION, Anoka County, Minnesota, which lies southwesterly of a line described as follows:

Commencing at the southwest corner of Outlot A, CROSTOWN ROLLING ACRES THIRD ADDITION; thence on an assumed bearing of North 87 degrees 39 minutes 30 seconds East, along the south line of said Outlot A, a distance of 232.15 feet to the southeast corner of said Outlot A and the point of beginning of the line to be described; thence southeasterly a distance of 51.57 feet along a non-tangential curve concave to the northeast, having a radius of 233.00 feet and central angle of 12 degrees 40 minutes 52 seconds and whose chord bears South 52 degrees 27 minutes 30 seconds East to the most southerly plat line of said CROSTOWN ROLLING ACRES THIRD ADDITION and said line there terminating.

Reserving a public drainage and utility easement over said street vacation.

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

By: 
 Minnesota License No. 41578

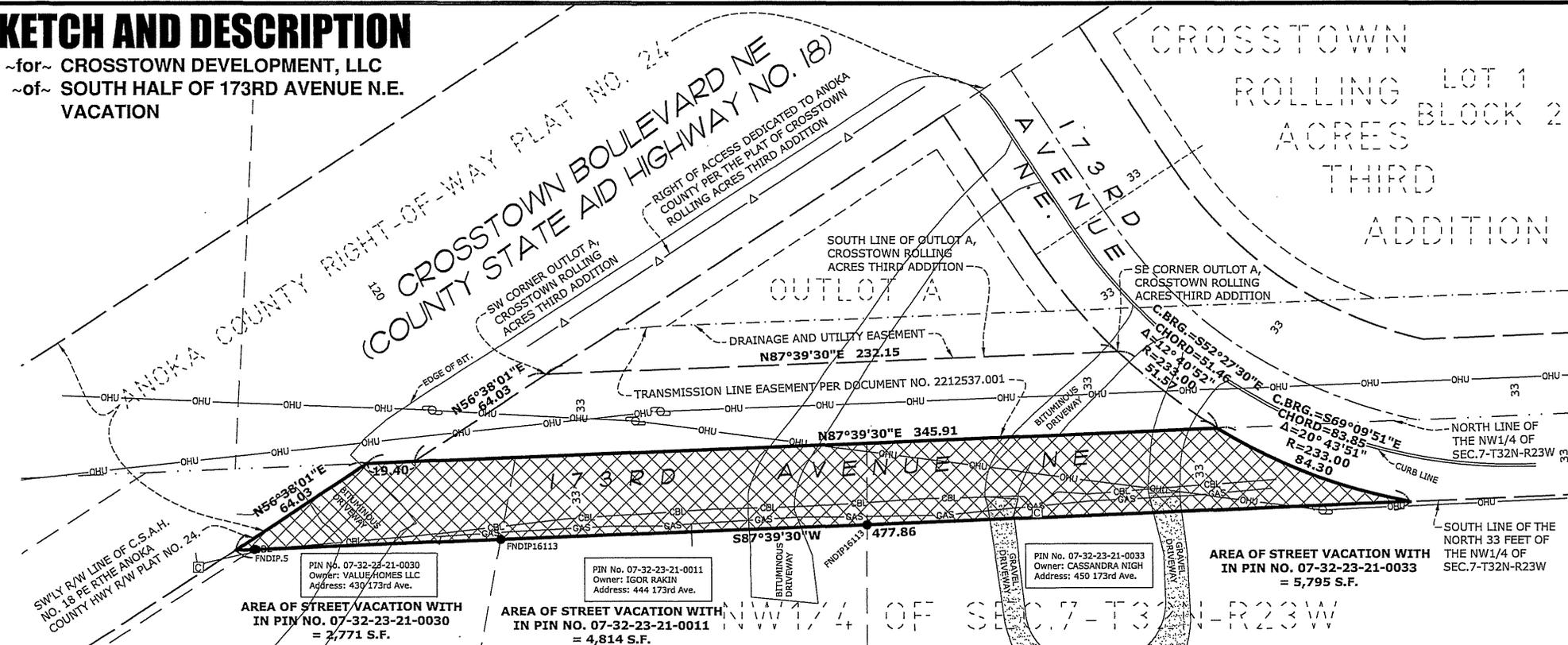
Dated 9th day of November 2022.

BEARING DATUM: COUNTY		SCALE: 1" = 40'
REVISIONS		JOB NO. 17737PP
1	11-09-22	Revise Description JEN
2		DATE: 11-08-22
3		DRAWN BY: JEN
NO.	DATE	DESCRIPTION BY
		CREW: DT-CT

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

SKETCH AND DESCRIPTION

~for~ CROSSTOWN DEVELOPMENT, LLC
 ~of~ SOUTH HALF OF 173RD AVENUE N.E.
 VACATION



AREA OF STREET VACATION WITH
 IN PIN NO. 07-32-23-21-0030
 = 2,771 S.F.

AREA OF STREET VACATION WITH
 IN PIN NO. 07-32-23-21-0011
 = 4,814 S.F.

AREA OF STREET VACATION WITH
 IN PIN NO. 07-32-23-21-0033
 = 5,795 S.F.

RIGHT OF WAY VACATION DESCRIPTION OF THE SOUTH HALF OF 173RD AVENUE N.E.

That part of the north 33.00 feet of the Northwest Quarter of Section 7, Township 32 North, Range 23 West, Anoka County, Minnesota, which lies southeasterly of the southeasterly right of way line of County State Aid Highway No. 18 (AKA Crosstown Boulevard N.E.) per the ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO.24, Anoka County, Minnesota, and which lies southwestery of a line described as follows:

Commencing at the southwest corner of Outlot A, CROSSTOWN ROLLING ACRES THIRD ADDITION, Anoka County, Minnesota; thence on an assumed bearing of North 87 degrees 39 minutes 30 seconds East, along the south line of said Outlot A, a distance of 232.15 feet to the southeast corner of said Outlot A; thence southeasterly a distance of 51.57 feet along a non-tangential curve concave to the northeast, having a radius of 233.00 feet and central angle of 12 degrees 40 minutes 52 seconds and whose chord bears South 52 degrees 27 minutes 30 seconds East to the north line of said Northwest Quarter and to the point of beginning of the line to be described; thence continuing southeasterly a distance of 84.30 feet along a tangential curve concave to the northeast having a radius of 233.00 feet and a central angle of 20 degrees 43 minutes 51 seconds to the south line of said north 33.00 feet of the Northwest Quarter and said line there terminating.

Reserving a public drainage and utility easement over said street vacation.

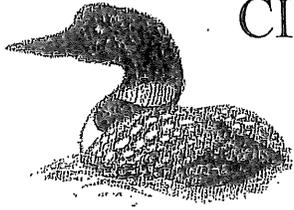


LEGEND
 STREET VACATION AREA
 (TOTAL 13,380 S.F.)

I hereby certify that this plan, survey or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.
 By:
 Minnesota License No. 41578
 Dated 8th day of November 2022.

BEARING DATUM: COUNTY		SCALE: 1" = 60'
REVISIONS		JOB NO. 17737PP
1		DATE: 11-08-22
2		DRAWN BY: JEN
3		CREW: DT-CT
NO.	DATE	DESCRIPTION

E. G. RUD & SONS, INC.
 187, 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



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, NOVEMBER 14, 2022

CALL TO ORDER: 6:00 p.m.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES: October 10, 2022

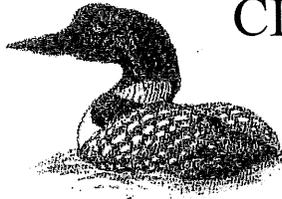
PUBLIC HEARING: None

NEW BUSINESS:

1. Stone Construction Inc. requesting Commercial Site Plan approval to construct Bobby's Car Wash, a 4,121 square foot automated car wash and a 158 square foot pet wash at 13741 Johnson Street NE (PID# 32-32-23-24-0021)

COMMISSION BUSINESS:

1. City Council Update



CITY OF HAM LAKE

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Ham Lake, Minnesota 55304
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CITY OF HAM LAKE PLANNING COMMISSION MINUTES MONDAY, NOVEMBER 14, 2022

The Ham Lake Planning Commission met for its regular meeting on Monday, November 14, 2022 in the Council Chambers at Ham Lake City Hall located at 15544 Central Avenue NE in Ham Lake, Minnesota.

MEMBERS PRESENT: Vice Chair Erin Dixon and Commissioners Kyle Lejonvarn, Jeff Entsminger and Scott Heaton

MEMBERS ABSENT: Chair Brian Pogalz and Commissioners Dave Ringler and Jonathan Fisher

OTHERS PRESENT: City Attorney Mark Berglund, City Engineer, Dave Krugler and Building and Zoning Clerk, Jennifer Bohr

CALL TO ORDER: Vice Chair Dixon 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 Entsminger, to approve the minutes of the October 10, 2022 Planning Commission meeting as written. All present in favor, motion carried.

PUBLIC HEARING: None

NEW BUSINESS:

Stone Construction Inc. requesting Commercial Site Plan approval to construct Bobby's Car Wash, a 4,121 square foot automated car wash and a 158 square foot pet wash at 13741 Johnson Street NE (PID# 32-32-23-24-0021).

Mr. Paul Stone, Mr. Mitchell Stone and Mr. Bobby Awaijane were present. Mr. Paul Stone stated they are proposing to construct a tunnel car wash and a pet wash station. Mr. Paul Stone stated an area to construct another building is shown on the plans; what will be built in that area in the future is still to be determined. Mr. Paul Stone stated the car wash will be constructed of colored masonry block; the building will include office and retail space in addition to the car wash. Mr. Paul Stone stated vacuums will also be available. Vice Chair Dixon asked Engineer Krugler to comment. Engineer Krugler stated there are three septic areas identified on the plans. Engineer Krugler stated Building Official, Mark Jones, has reviewed the septic system design for the main system as well as the other systems and has provided feedback to the applicant on the type of

system that must be installed to meet Minnesota Rules 7080. Engineer Krugler stated the pet wash septic system is not governed by Minnesota Rules 7080; the pet wash waste will need to be monitored and a Wastewater Treatment permit will be required. Engineer Krugler stated the plans contain some trees for landscaping; the project will need to meet landscaping requirements found in Article 11-1800; the Planning Commission will need to determine if what is proposed is acceptable. Engineer Krugler stated there are some utilities outside of easements on the east side of the lot; proof of relocating these utilities to being contained within the dedicated easements and right-of-way is required before the Building Department will consider the issuance of a Certificate of Occupancy. Engineer Krugler stated the Coon Creek Watershed District (CCWD) has issued a permit for the project; a Construction Stormwater Permit from the Minnesota Pollution Control Agency (MPCA) is required before grading operations can commence. Mr. Paul Stone stated they are still working with the MPCA on the design of the drain field for the car wash area; the septic designer has been communicating with Building Official, Mark Jones, regarding it. Commissioner Entsminger completed the inspection, a copy which is on file. Commissioner Entsminger stated he and Mr. Paul Stone discussed some of the challenges they need to address related to the well and the septic system due to the volume of water needed for a car wash. Commissioner Entsminger stated a car wash is a good fit for the lot. **Motion by Entsminger, seconded by Heaton, to recommend approval of the commercial site plan presented by Stone Construction, Inc. to construct Bobby's Car Wash, a 4,121 square foot automated car wash and a 158 square foot pet wash at 13741 Johnson Street NE (PID# 32-32-23-24-0021) subject to Building Official approval of the septic designs, meeting all of Coon Creek Watershed District permit conditions and stipulations, obtaining a MPCA Construction Stormwater Permit before grading operations can commence, complying with landscaping requirements found in Article 11-1800, the Building Official receiving verification that the easterly utilities have been relocated to within easements and/or right-of-way prior to consideration of the issuance of a Certificate of Occupancy and meeting all City, State and County requirements. All present in favor, motion carried.** *This item will be placed on the November 21, 2022 City Council Agenda.*

COMMISSION BUSINESS:

City Council Update

Chair Entsminger informed the Commissioners that the City Council concurred with the recommendation to approve the preliminary and final sketch plans for Schwartz Estates and the recommendation to approve the commercial site plan for Larson Systems, Inc. at their October 17, 2022 meeting. Commissioner Lejonvarn will attend the November 21, 2022 City Council meeting.

ADJOURNMENT:

Motion by Heaton, seconded by Entsminger, to adjourn the Planning Commission meeting at 6:08 p.m. All present in favor, motion carried.

Jennifer Bohr
Building and Zoning Clerk



RECEIVED
JUL 12 2022
By:

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 7-13-2022

Date of Receipt 7-14-2022
Receipt # 93425

Meeting Appearance Dates:
Planning Commission 11-14-22

City Council 11-21-22

Please check request(s):

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

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

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

Development/Business Name: Bobby's Car Wash

Address/Location of property: 13741 Johnson St NE, Ham Lake, MN 55304

Legal Description of property: Lot 5 Block 4 Bunker Lake Commercial Park

PIN # 32-32-23-24-0021 Current Zoning CD-1 Proposed Zoning CD-1

Notes: _____

Applicant's Name: Mitchell Stone

Business Name: Stone Construction Inc

Address 2181 107th LN NE

City Blaine State MN Zip Code 55449

Phone 763 753 1950 Cell Phone 612 366 4390 Fax _____

Email address mitch.s@stoneconstructioninc.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 Mitchell Stone DATE 7/13/2022

- FOR STAFF USE ONLY -

ACTION BY: Planning Commission 11-14-22
City Council _____

PROPERTY TAXES CURRENT YES NO

Memorandum

Date: November 10, 2022
To: Planning Commissioners
From: David A. Krugler, City Engineer 
Subject: Bobby's Car Wash

Introduction:

The proposed 4,121 square foot Car Wash and 158 square foot Pet Wash are located on the 1.82-acre 13741 Johnson Street parcel (<https://gis.anokacountymn.gov/propertysearch/?find=32-32-23-24-0021>). This is Lot 5, Block 4 of the 1991 plat of Bunker Lake Commercial Park (attached), and is located on the former Design Homes site. The parcel is zoned Commercial Development Tier 1 (CD-1). A 100-scale aerial photo and a 400-scale zoning map are attached.

Discussion:

The Title Sheet, Construction Notes, Details and Project Legend, Details, Existing Topography and Removals Plan, Grading, Drainage, Erosion and Sediment Control Plan, Staking Plan, Utility Plan, Paving and Restoration Plan, Architectural Site Plan, and Landscape Plan and Site Lighting Plan received November 8th and the Stormwater Pollution Prevention Plan and Stormwater Management Plan received October 5th address prior review comments.

A 10-foot drainage and utility easement was dedicated over the east 10-feet of the parcel per the recorded plat of Bunker Lake Commercial Park. Per the Plans, there are public utilities on the east side of the parcel that are located outside of this 10-foot rear yard drainage and utility easement and outside of Highway 65 right-of-way. Proof of relocating these utilities being contained with the dedicated easements and right-of-way is required before the Building Department will consider the issuance of a Certificate of Occupancy.

The septic design is attached which contains 3 systems. The septic design includes a recycling system that is directed to two 12,000 gallon holding tanks for the Car Wash effluent. A separate mound system in the southerly area is provided for the Car Wash restroom septic. Another separate septic area in the southwesterly area is provided for the Pet Wash. The pet septic is not governed by Minnesota Rules 7080 as household septic waste is, and the designer has submitted how much waste the pet wash will create but is not clear on how realistic their assumptions are. Due to these uncertainties, the Building Official is requiring that the pet wash waste be monitored and a Wastewater Treatment permit will be required. The specifics of the septic designs will be approved by the Building Official prior to the issuance of a building permit.

There is an existing sign in the northeast portion of the parcel that does not meet the 10-foot setback requirement from the Highway 65 right-of-way. The sign location meets grandfather requirements, and the applicant has stated that the sign will be used as-is in the current location. If not, a sign permit will be required and the sign will need to be setback compliant.

Landscaping in commercially zoned areas is to be per 11-1850 of City Code (attached). 11-1860 allows for case-by-case evaluation for landscape approval and "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, and departures from the strict observance of the elements of Article 11-1800 shall not be considered variances requiring a showing of physical hardship. Conversely, an applicant shall be expected to meet the general spirit of this article in establishing an aesthetically pleasing landscaping plan". The plan shows two Flowering Crabapple trees at the west lot corners.

There is a 16.5-foot wide telecommunication easement directly adjacent to Johnson Street right-of-way, which is shown on all of the plan sheets. The stormwater ponding and septic are located outside of the easement. Per US West easement document# 957290 "the Grantor reserves the right to occupy, use and cultivate said Easement for all purposes not inconsistent with, nor interfering with the rights granted herein. Approval is not needed from US West for crossing the easement.

Bobby's Car Wash was conditionally approved by the Coon Creek Watershed District (CCWD) Board of Managers at their June 27th meeting. The Notice of Application Status is attached. The \$2,950 escrow and the execution of an Operation and Maintenance Agreement for the underground infiltration trenches are required to obtain the CCWD Permit. A CCWD permit is required before grading operations can commence. A MPCA Construction Stormwater Permit is also required before grading operations can commence because the disturbed area is over one-acre.

Recommendation:

It is recommended that Bobby's Car Wash plans be recommended for approval. Approval is contingent on the following:

- Building Official approval of the septic designs.
- The Building Official receiving verification that the easterly utilities have been relocated to within easements and/or right-of-way prior to consideration of the issuance of a Certificate of Occupancy.

September 1, 2022

Bobby's Car Wash

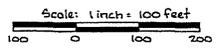
Business Narrative Overview

Bobby's Car Wash is proposed to be located at 13741 Johnson St. NE in Ham Lake, MN. This business is to have a single tunnel drive-thru automated car wash system with drive-up vacuum stations and a pet wash. Bobby's will operate (7) days a week and have hours of operation between approx. 6:00am – 10:00pm. It will have 2-4 employees working during operating hours.

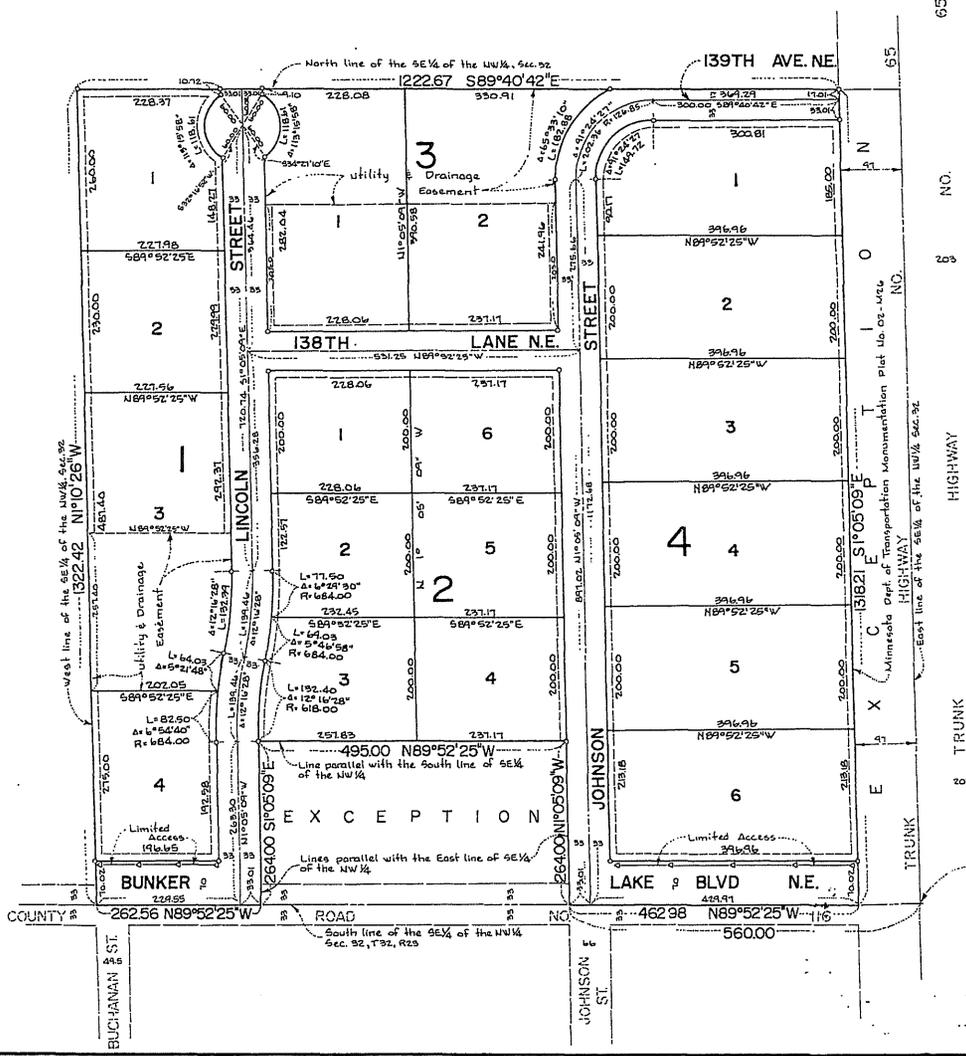
- Automated car wash system will be available to most common commuter vehicles including passenger cars, SUVs, trucks, etc. Vehicles with lowered suspensions, trucks with lift kits larger than 3-4 inches, dually pick-up trucks, box trucks, and vehicles with tires wider than 14.5 inches will not be able to use this automated car wash.
- Pet wash will be available for residents to wash their pets with different options of soaps and dryers in a secure space.
- Future Building – At this time there is no description available. This will be revisited with the City of Ham Lake at the appropriate time in the future.
- Employee Office, Customer Service & Retail Area – This area will be employee office and be available for customers to purchase memberships and other miscellaneous cleaning supplies (towels, air fresheners, waxes, interior cleaning products, etc.). (1) To (2) parking stalls will be used by these customers.
- Deliveries will be dropped off at designated delivery area.

BUNKER LAKE COMMERCIAL PARK
CITY OF HAM LAKE, COUNTY OF ANOKA

LOT SURVEYS COMPANY, INC.
LAND SURVEYORS



• Denotes Iron Monument
Iron Monument set at all property corners



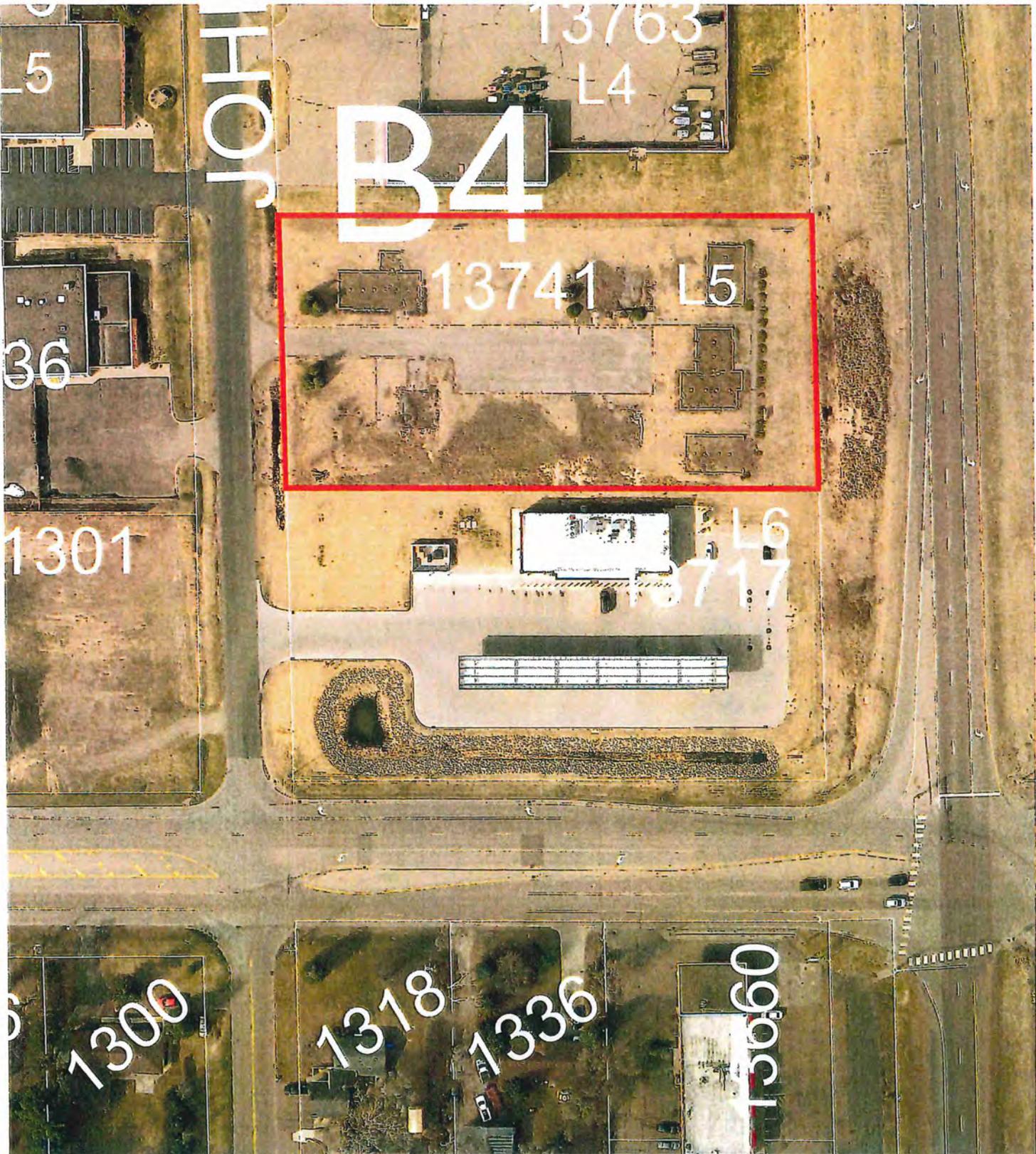
Utility & Drainage Easements are shown thus:



Being 10 feet in width on adjoining right of way lines, and 10 feet in width on adjoining rear lot lines, unless otherwise indicated, as shown on the plat.

For the purpose of this plat the South line of the SE 1/4 of the NW 1/4 of Sec. 32, T32, R23 is assumed to bear N89°52'23"W

65
NO.
203
NO.
HIGHWAY
TRUNK
37
NO.



B4

13763

L4

13741

L5

5

36

1301

L6

13717

1300

1318

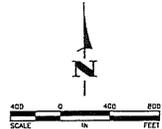
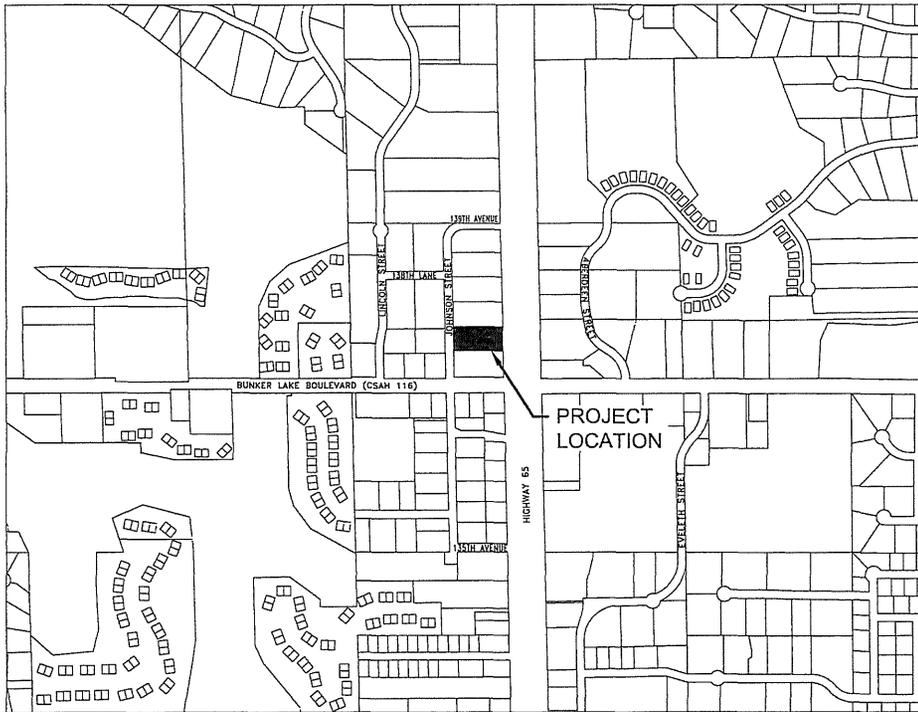
1336

09660

JOHN

1"=100'

**BOBBY'S CAR WASH
SITE DEVELOPMENT PLANS
FOR STONE CONSTRUCTION
IN THE CITY OF HAM LAKE**



GOVERNING SPECIFICATIONS

THE 2020 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" SHALL GOVERN FOR STORM SEWER AND PARKING LOT WORK.

ALL FEDERAL, STATE AND LOCAL LAWS, REGULATIONS, AND ORDINANCES SHALL BE COMPLIED WITH IN THE CONSTRUCTION OF THIS PROJECT.

ALL TRAFFIC CONTROL DEVICES AND SIGNING SHALL CONFORM TO THE LATEST EDITION OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, INCLUDING THE LATEST FIELD MANUAL FOR TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS.

SHEET INDEX

THIS PLAN CONTAINS 9 SHEETS

SHEET NO.	DESCRIPTION
C1	TITLE SHEET
C2	CONSTRUCTION NOTES, DETAILS AND PROJECT LEGEND
C3-C4	DETAILS
C5	EXISTING TOPOGRAPHY AND REMOVALS PLAN
C6	GRADING, DRAINAGE, EROSION AND SEDIMENT CONTROL PLAN
C7	STAKING PLAN
C8	UTILITY PLAN
C9	PAVING AND RESTORATION PLAN

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.

Timothy A. Eggerichs 43362 DATE 6/3/22
TIMOTHY A. EGGERICHS, P.E. LIC. NO.
HAKANSON ANDERSON
DESIGN ENGINEER

DATE	REVISION
5/23/22	PLAN REVISIONS PER CITY AND CADD REVIEW

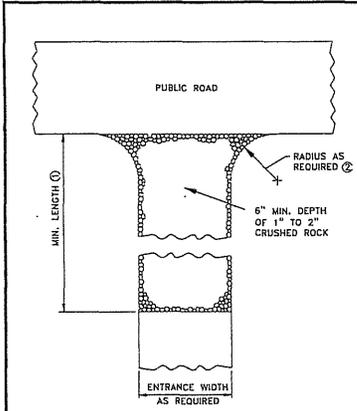
THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF C1/ASCE 38-02, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."

BENCHMARK:
1. DOUBLE SPIKE IN THE POWER POLE NEAR THE NORTHEAST CORNER OF THE SITE.
ELEVATION=898.00 (NAVD 88)

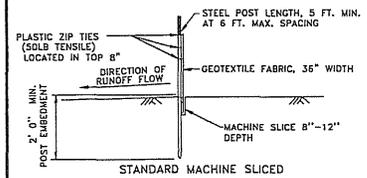


Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
763-427-5860 FAX 763-427-0520

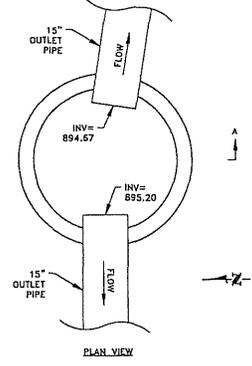
Nov 07, 2022 - 3:42pm
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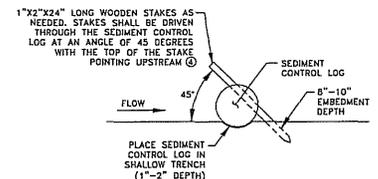
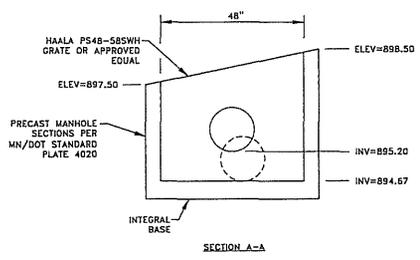
1 STABILIZED CONSTRUCTION EXIT
C3



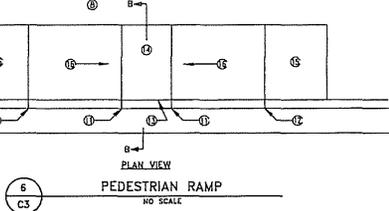
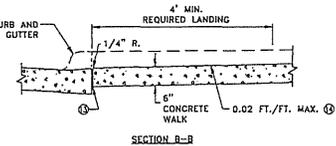
2 SILT FENCE DETAILS
C3



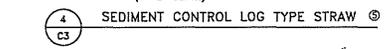
3 OUTLET CONTROL STRUCTURE
NO SCALE



5 INFILTRATION TRENCH
NO SCALE



6 PEDESTRIAN RAMP
NO SCALE



4 SEDIMENT CONTROL LOG TYPE STRAW
C3

- REFERENCE NOTES:
- 1 MINIMUM LENGTH SHALL BE THE GREATER OF 50 FEET OR A LENGTH SUFFICIENT TO ALLOW A MINIMUM OF 5 TIRE ROTATIONS ON THE PROVIDED PAD. MINIMUM LENGTH SHALL BE CALCULATED USING THE LARGEST TIRE WHICH WILL BE USED IN TYPICAL OPERATIONS.
 - 2 PROVIDE RADIUS OR WIDE PAD SUFFICIENTLY TO PREVENT VEHICLE TIRES FROM TRACKING OFF OF PAD WHEN LEAVING SITE.
 - 3 MAINTENANCE OF CONSTRUCTION EXITS SHALL OCCUR WHEN THE EFFECTIVENESS OF SEDIMENT REMOVAL HAS BEEN REDUCED. MAINTENANCE SHALL CONSIST OF REMOVING SEDIMENT AND CLEANING THE MATERIALS OR PLACING ADDITIONAL MATERIAL OVER SEDIMENT FILLED MATERIAL TO RESTORE EFFECTIVENESS.
 - 4 PLACE STAKES AS NEEDED TO PREVENT MOVEMENT OF SEDIMENT CONTROL LOGS PLACED ON SLOPES OR AS REQUIRED DUE TO OTHER FACTORS.
 - 5 SEDIMENT CONTROL LOG SHALL MEET THE REQUIREMENTS OF MN/DOT SPEC. 3897.2.A.
 - 6 SOIL BORINGS SB-3 AND SB-7 SHOW A LAYER OF SILT AND CLAY. CONTRACTOR SHALL EXCAVATE THIS TYPE OF MATERIAL AND REPLACE WITH GRANULAR SOILS UNDER THE INFILTRATION TRENCH.
 - 7 AGGREGATE BACKFILL SHALL MEET THE REQUIREMENTS OF MN/DOT SPEC. 3149.2H.
 - 8 PIPE SHALL BE PERFORATED PER AASHTO CLASS 2 PERFORATION PATTERNS.
 - 9 PRIOR TO PLACING THE COARSE FILTER AGGREGATE, CONTRACTOR SHALL COMPLETE DOUBLE RING INFILTRMETER TESTS TO DETERMINE THE ACTUAL INFILTRATION RATE UNDER THE INFILTRATION TRENCH. THE INFILTRATION RATE FOR THE SOILS UNDER THE TRENCHES SHALL BE BETWEEN 0.45 AND 8.3 INCHES PER HOUR. THE CONTRACTOR MAY HAVE TO AMEND THE SOILS TO MEET THIS REQUIREMENT. RESULTS OF THE DOUBLE RING INFILTRMETER TESTS SHALL BE PROVIDED TO THE COON CREEK WATERSHED DISTRICT.
 - 10 A POST CONSTRUCTION INFILTRATION TEST ON THE INFILTRATION TRENCHES SHALL BE COMPLETED BY FILLING THE TRENCHES TO A MINIMUM DEPTH OF 6 INCHES WITH WATER AND MONITORING THE TIME NECESSARY TO DRAIN. THE COON CREEK WATERSHED DISTRICT SHALL BE NOTIFIED PRIOR TO THE TEST TO WITNESS THE RESULTS.
 - 11 0" CURB HEIGHT.
 - 12 FULL CURB HEIGHT.
 - 13 1/2" PREFORMED JOINT FILLER MATERIAL AASHTO M 21.3. JOINT FILLER SHALL BE PLACED FLUSH WITH THE BACK OF CURB AND ADJACENT SIDEWALK. JOINT SHALL BE FREE OF DEBRIS.
 - 14 4'x4' MIN. LANDING WITH MAX. 2.0% SLOPE IN ALL DIRECTIONS. IF LONGITUDINAL SLOPE IS GREATER THAN 5.0% 4'x4' MIN. LANDING WITH MAX 2.0% SLOPE IN ALL DIRECTIONS REQUIRED.
 - 15 PEDESTRIAN RAMP SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%

Nov 07, 2022 - 3:46pm
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DATE	REVISION
8/29/22	PLAN REVISIONS PER CITY AND CDSP REVIEW
10/7/22	PLAN REVISIONS PER CITY AND CDSP REVIEW

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.

[Signature]
BOBBY A. JENSEN, P.E.
Date: 6/3/22 Lic. No. 43362

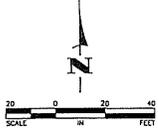
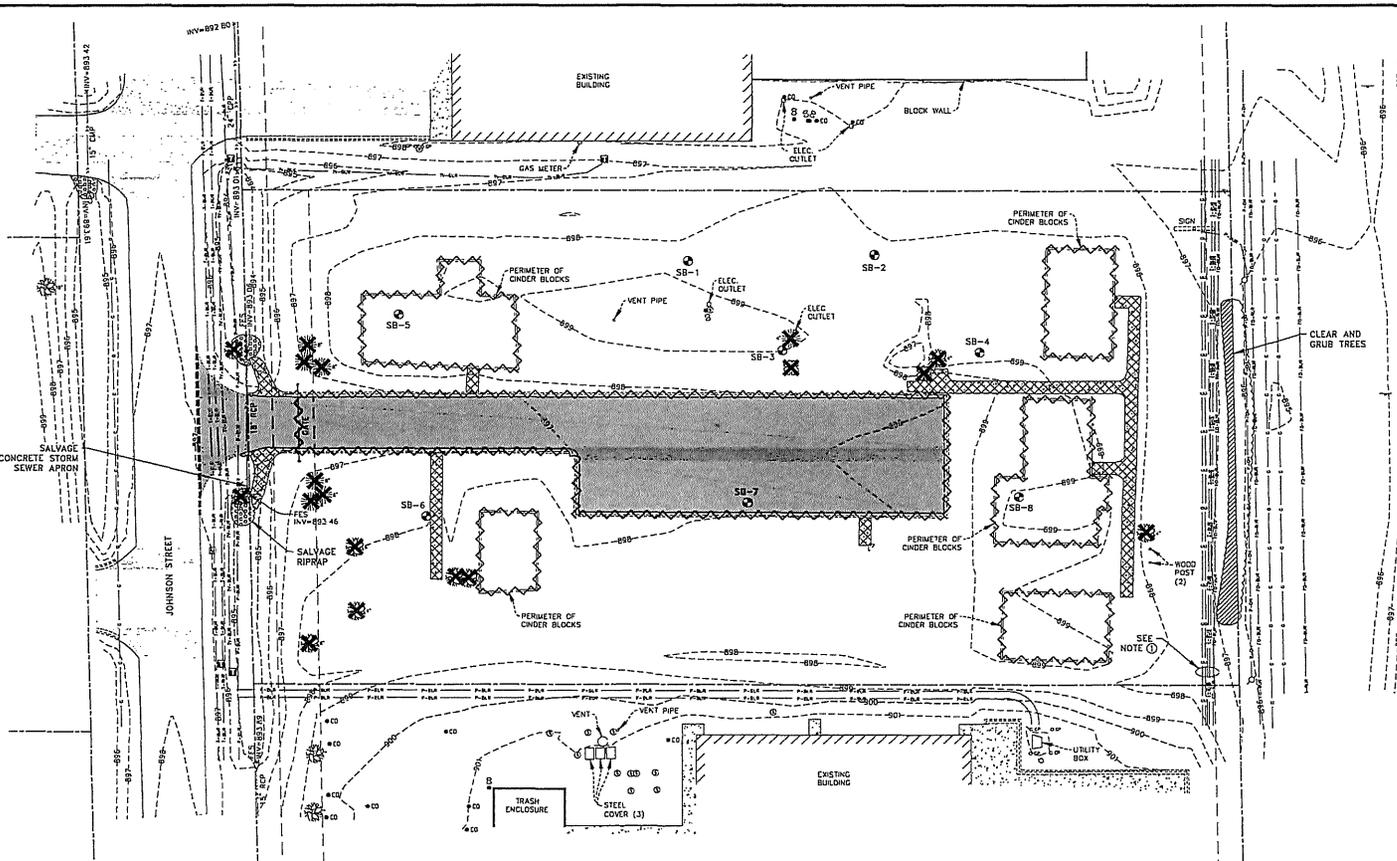
SCALE:	AS SHOWN
TITLE:	DETAILS
DATE:	6/3/22
DRAWN BY:	CJL

Hakanson Anderson
Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55305
763-427-5860 FAX 763-427-0520
www.hakanson-anderson.com

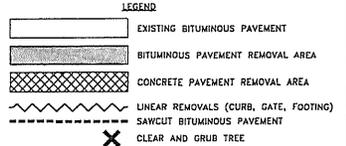
BOBBY'S CAR WASH

<p>DETAILS</p> <p>CITY OF HAM LAKE, MINNESOTA</p>	<p>SHEET</p> <p>C3</p> <p>OF</p> <p>C3</p> <p>SHEETS</p> <p>2285.40</p>
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Nov 07, 2012 3:46pm
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- GENERAL NOTES:
- 1. CLEAR AND GRUB BRUSH, SHRUBS AND SMALL TREES WITHIN THE CONSTRUCTION LIMITS (NOT SHOWN).
 - 2. CONTRACTOR SHALL REMOVE THE EXISTING SSTS AREA PER ALL LOCAL AND STATE REGULATIONS.
 - 3. IF NECESSARY, CONTRACTOR SHALL ABANDON THE EXISTING WELL PER ALL LOCAL AND STATE REGULATIONS.
- REFERENCE NOTES:
- Ⓞ VERIFY LOCATION OF EXISTING UTILITIES. RELOCATE TO EASEMENT AS NECESSARY.



DATE	REVISION
8/29/12	PLAN REVISIONS PER CITY AND SOWD REVIEW
10/20/12	PLAN REVISIONS PER CITY REVIEW

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
Wesley A. Lovelands, P.E.
Date 8/3/12 Lic. No. 43362

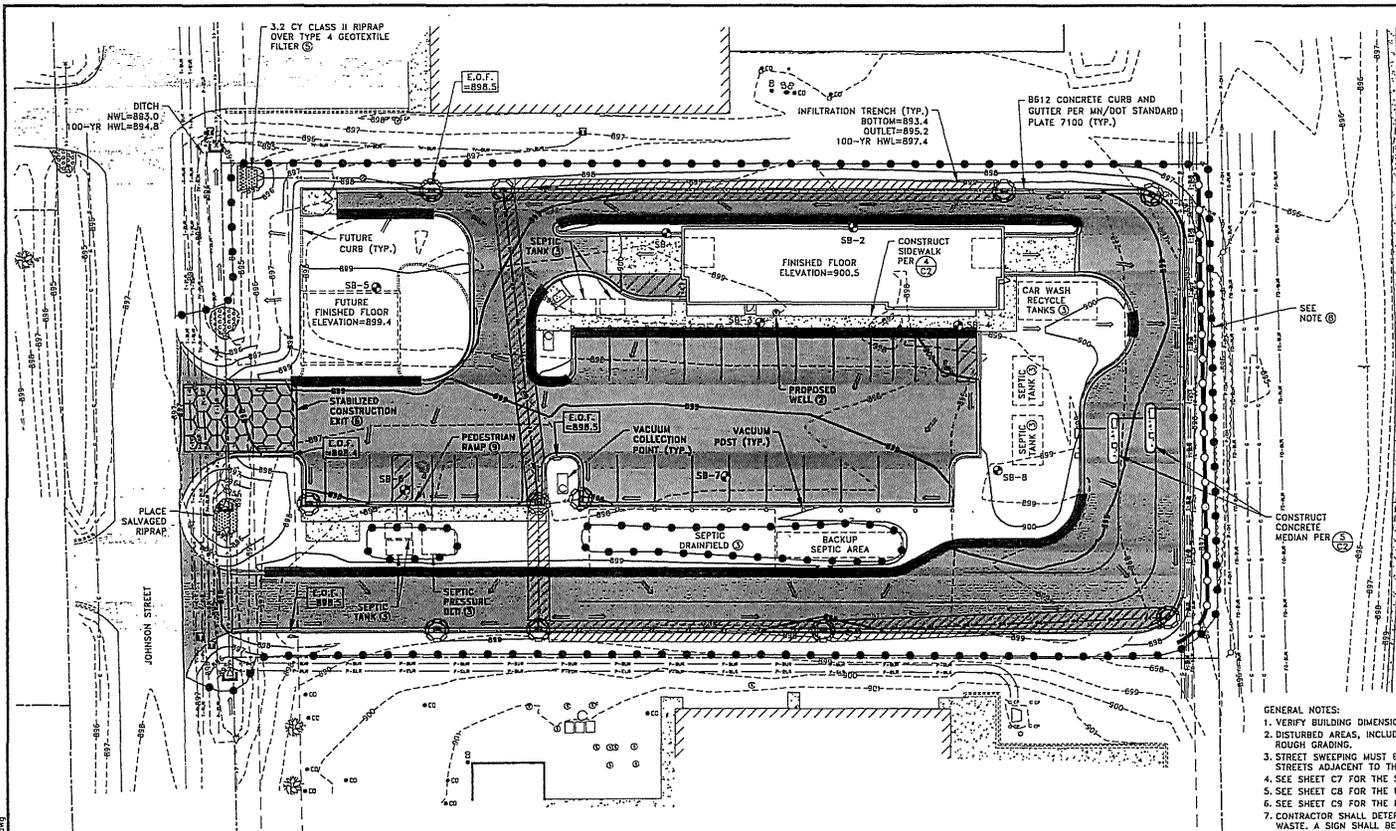
CS2843 IN
T.A.E.
CJJ

Hakanson Anderson
Civil Engineers and Land Surveyors
3501 Thurston Ave., Anoka, Minnesota 55303
763-427-5860 FAX 763-427-0520
www.hakanson-anderson.com

BOBBY'S CAR WASH

EXISTING TOPOGRAPHY
AND REMOVALS PLAN
CITY OF HAM LAKE, MINNESOTA

SHEET
CS
OF
CS
SHEETS



- GENERAL NOTES:
1. VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
 2. DISTURBED AREAS, INCLUDING STOCKPILES, SHALL BE STABILIZED WITHIN 7 DAYS OF ROUGH GRADING.
 3. STREET SWEEPING MUST BE PERFORMED DAILY IF SEDIMENT IS TRACKED ONTO ANY STREETS ADJACENT TO THE SITE.
 4. SEE SHEET C7 FOR THE STAKING PLAN.
 5. SEE SHEET C8 FOR THE UTILITY PLAN.
 6. SEE SHEET C9 FOR THE PAVING AND RESTORATION PLAN.
 7. CONTRACTOR SHALL DETERMINE A LOCATION FOR CONCRETE AND OTHER WASHOUT WASTE. A SIGN SHALL BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY THAT REQUIRES SITE PERSONNEL TO UTILIZE THE PROPER FACILITIES FOR DISPOSAL OF CONCRETE AND OTHER WASTES.
- REFERENCE NOTES:
- (A) INSTALL CULVERT END CONTROLS AT ALL CULVERTS THAT MAY RECEIVE STORMWATER RUNOFF FROM THE SITE.
 - (B) OWNER SHALL APPROVE THE PROPOSED WELL LOCATION.
 - (C) FINAL SEPTIC DESIGN SHALL BE COMPLETED BY A MINNESOTA LICENSED DESIGNER.
 - (D) THESE NUMBERS INCLUDE AREAS OUTSIDE THE PROPERTY BOUNDARIES.
 - (E) PLACE RIPRAP PER CITY DETAIL HL-480A1 ON SHEET C4.
 - (F) PRIOR TO IMPORTING OR EXPORTING MATERIAL FROM THE SITE, CONTRACTOR SHALL CONSTRUCT A STABILIZED CONSTRUCTION EXIT PER (A) (F).
 - (G) PLACE SEDIMENT CONTROL LOG AFTER COMPLETION OF GRADING.
 - (H) ON THE EAST SIDE OF THE SITE, PLACE A SECOND ROW OF SILT FENCE 5 FEET WEST OF THE SILT FENCE SHOWN UNTIL THE SLOPE IS GRADED. PLACE SEDIMENT CONTROL LOG AS SHOWN AFTER THE COMPLETION OF GRADING.
 - (I) CONSTRUCT PEDESTRIAN RAMP PER (E) (I).

- LEGEND
- EXISTING BITUMINOUS PAVEMENT
 - PROPOSED BITUMINOUS PAVEMENT
 - PROPOSED CONCRETE PAVEMENT
 - INFILTRATION TRENCH PER (A) (C)
 - SILT FENCE PER (A) (F)
 - SEDIMENT CONTROL LOG PER (A) (F)
 - PROPOSED TIPOUT CURB PER (A) (C)
 - DRAINAGE ARROW
 - CULVERT END CONTROL PER (C)
 - INLET PROTECTION DEVICE PER (E) (A) AND (F) (C)
 - E.M.G. EMERGENCY OVERFLOW ELEVATION

PROJECT SUMMARY

LOT AREA	=	79,375 S.F.
EXISTING IMPERVIOUS AREA	=	13,346 S.F. (C)
PROPOSED IMPERVIOUS AREA	=	54,550 S.F. (C)
DISTURBED AREA	=	81,496 S.F. (C)

DATE	REVISION
9/25/22	PLAN REVISIONS PER CITY AND CDDM REVIEW
10/25/22	PLAN REVISIONS PER CITY AND CDDM REVIEW
10/25/22	PLAN REVISIONS PER NEW SITE PLAN
11/27/22	UPDATED SEPTIC AREAS

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.

DATE 5/3/23
LIC. NO. 43362

Hakanson Anderson
Civil Engineers and Land Surveyors
3601 Thurston Ave. Anock, Minnesota 55303
763-427-5860 FAX 763-427-0520
www.hakanson-anderson.com

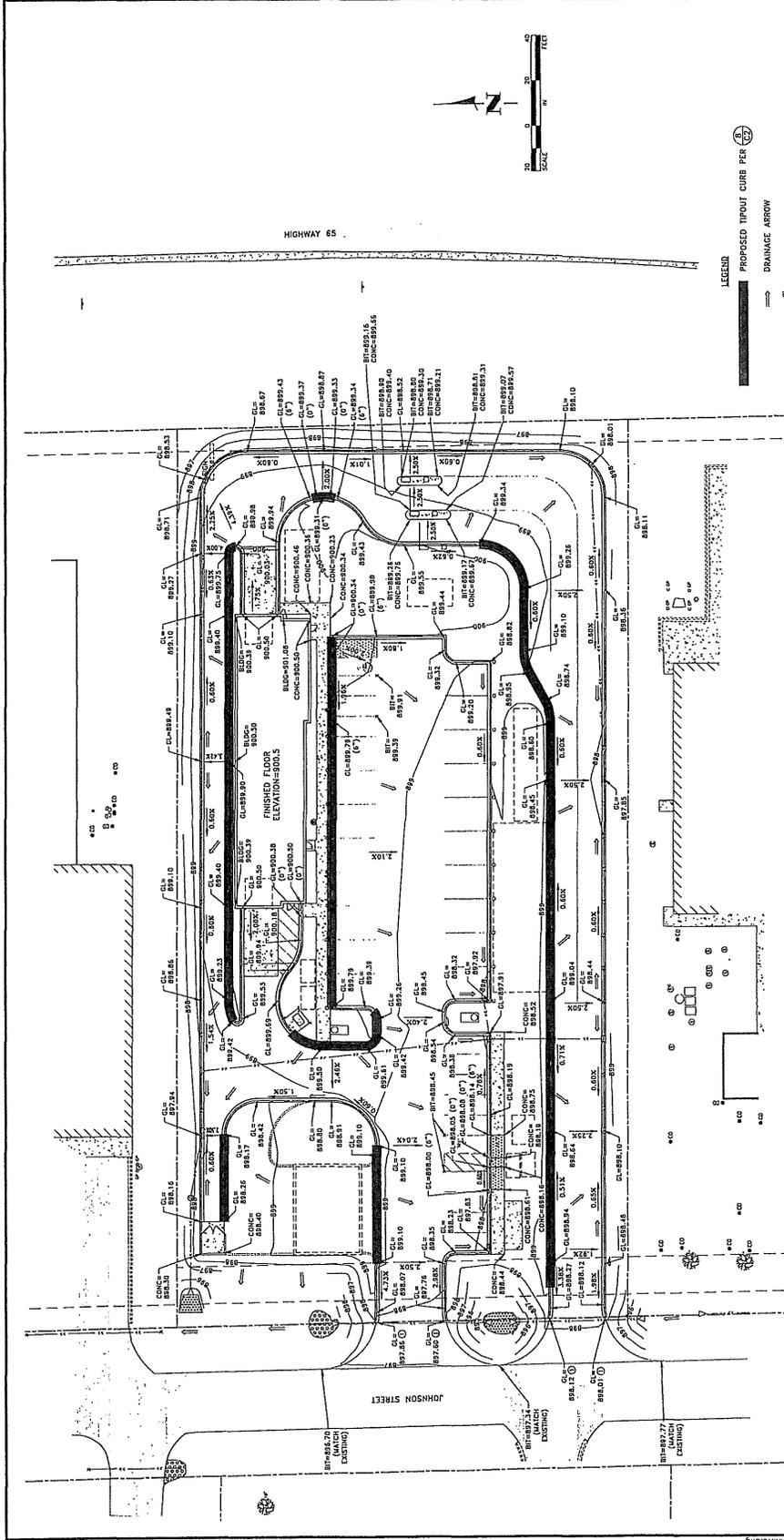
BOBBY'S CAR WASH

GRADING, DRAINAGE, EROSION AND SEDIMENT CONTROL PLAN

CITY OF HAM LAKE, MINNESOTA

SHEET C6 OF C9

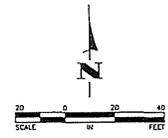
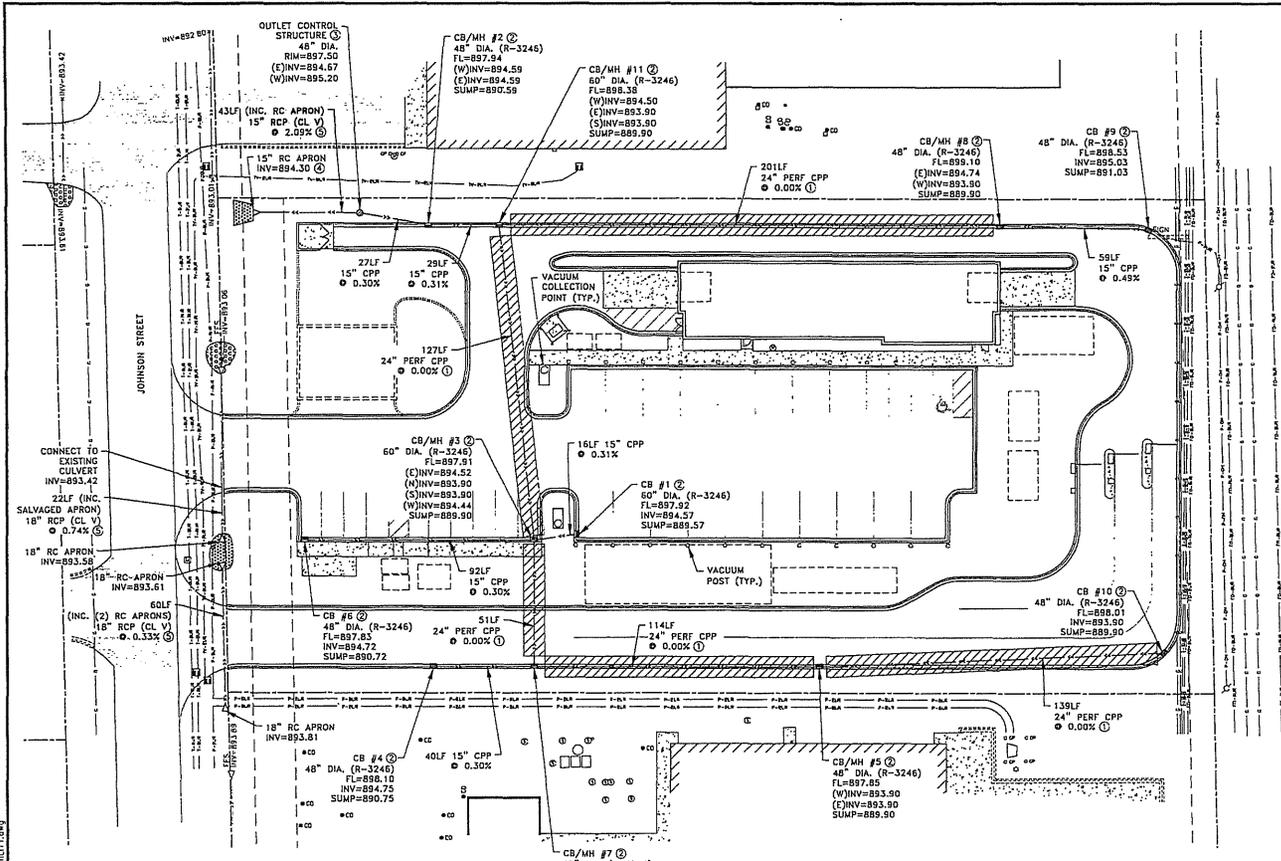
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- LEGEND**
- DRAINAGE ARROW
 - PROPOSED TIPOUT CURB PER 4.1
 - PROPOSED GUTTER LINE ELEVATION
 - PROPOSED GUTTER LINE ELEVATION WITH 0" CURB HEIGHT
 - PROPOSED GUTTER LINE ELEVATION WITH 6" CURB HEIGHT
 - PROPOSED SPOT ELEVATION (BITUMINOUS)
 - PROPOSED SPOT ELEVATION (CONCRETE)
 - PROPOSED GROUND ELEVATION AT BUILDING
 - PROPOSED GUTTER, BITUMINOUS OR CONCRETE GRADE
 - ADA ACCESSIBLE RAMP LOCATION

GENERAL NOTES:
 1. CURB HEIGHT SHALL BE 6", UNLESS NOTED OTHERWISE.
 REFERENCE NOTES:
 ① END CURB PER CITY DETAIL HL-382A ON SHEET C4.

<p>DATE: 8/23/22</p> <p>PROJECT: STAKING PLAN</p> <p>SHEET: C7</p> <p>CITY OF HAM LAKE, MINNESOTA</p>	
<p>Hakanson Anderson Civil Engineers and Land Surveyors 3601 753-427-5866 FAX 763-427-0550 www.hakanson-anderson.com</p>	
<p>DATE: 8/23/22</p> <p>PROJECT: STAKING PLAN</p> <p>SHEET: C7</p> <p>CITY OF HAM LAKE, MINNESOTA</p>	<p>DATE: 8/23/22</p> <p>PROJECT: STAKING PLAN</p> <p>SHEET: C7</p> <p>CITY OF HAM LAKE, MINNESOTA</p>



GENERAL NOTES:

1. IF NECESSARY, CONTRACTOR SHALL APPLY FOR A DEPARTMENT OF LABOR AND INDUSTRY PERMIT PRIOR TO CONSTRUCTING ANY UNDERGROUND UTILITIES SHOWN ON THESE PLANS. CONTRACTOR SHALL ADDRESS ALL THE COMMENTS FROM THE DEPARTMENT OF LABOR AND INDUSTRY AS PART OF THE PERMIT APPLICATION PROCESS.
2. CORRUGATED POLYETHYLENE PIPE (CPP) SHALL MEET THE REQUIREMENTS OF AASHTO M294 AND DESIGN SECTION 18 OF THE AASHTO STANDARD SPECIFICATIONS FOR HIGHWAY BRIDGES. CONNECTIONS SHALL BE MADE WITH BELL AND SPIGOT JOINTS. CLAMP-ON BANDS SHALL NOT BE ALLOWED. PIPE BEDDING SHALL BE PER THE MANUFACTURER'S RECOMMENDATION.
3. CATCH BASIN CASTING AND RINGS SHALL BE CONSTRUCTED WITH GEOTEXTILE FABRIC PER CITY DETAIL HL-483 ON SHEET C4.

REFERENCE NOTES:

- ① CONSTRUCT STORM SEWER AND INFILTRATION TRENCH PER
- ② CONSTRUCT STRUCTURE PER CITY DETAIL HL-465A2 ON SHEET C4.
- ③ CONSTRUCT STRUCTURE PER
- ④ CONCRETE APRON SHALL INCLUDE A TRASH GUARD PER CITY DETAIL HL-465B ON SHEET C4.
- ⑤ TIE ALL PIPE JOINTS.

LEGEND

INFILTRATION TRENCH PER

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DATE	REVISION
8/23/22	PLAN REVISIONS PER CITY AND CORP REVIEW
10/12/22	PLAN REVISIONS PER CITY AND CORP REVIEW
10/26/22	PLAN REVISIONS PER NEW SITE PLAN
11/22/22	UPDATED SITE PLAN

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.

Timothy A. Anderson, P.E.
Lic. No. 43362

Hakanson Anderson
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3601 Thurston Ave., Anoka, Minnesota 55303
763-427-5860 FAX 763-427-0520
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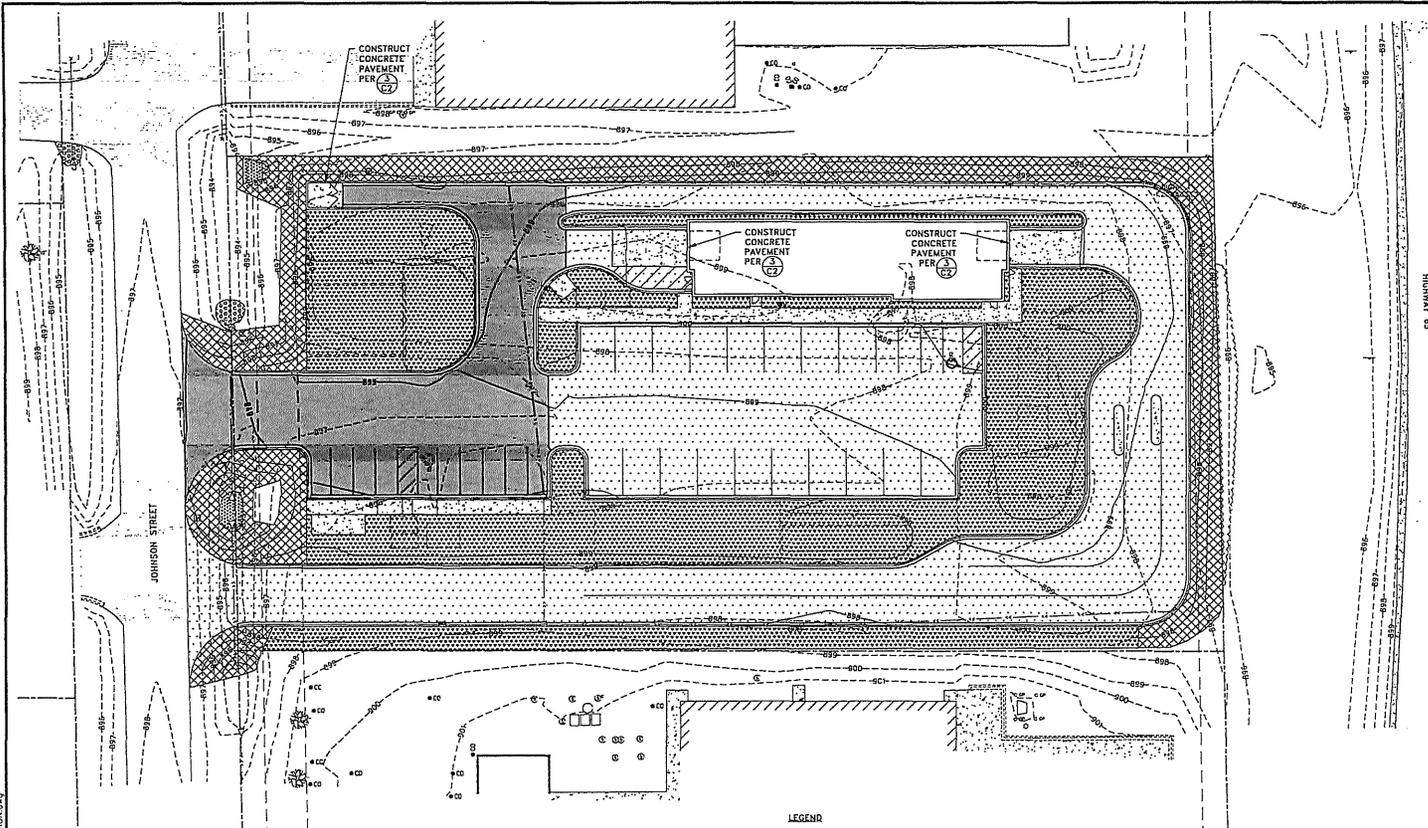
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DATE: TAE
DRAWN BY: CJJ

BOBBY'S CAR WASH

UTILITY PLAN
CITY OF HAM LAKE, MINNESOTA

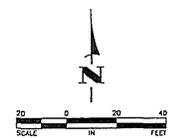
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- LEGEND**
-  PROPOSED LIGHT DUTY BITUMINOUS PAVEMENT PER (C2)
 -  PROPOSED HEAVY DUTY BITUMINOUS PAVEMENT PER (C2)
 -  SEED MIX 25-131 (220 POUNDS/ACRE)
ROLLED EROSION PREVENTION CATEGORY 20
TYPE 1 FERTILIZER (300 POUNDS/ACRE)
 -  SEED MIX 25-131 (220 POUNDS/ACRE)
HYDRAULIC MULCH MATRIX (2500 POUNDS/ACRE)
TYPE 1 FERTILIZER (300 POUNDS/ACRE)

GENERAL NOTES:
 1. PLACE A MINIMUM OF 4" OF TOPSOIL OVER ALL PERVIOUS DISTURBED AREAS.
 2. PARKING LOT AND DRIVE AISLE AREA EQUALS 40,595 SQUARE FEET.



DATE	REVISION
11/23/22	PLAN REVISIONS PER CITY AND CDRS REVIEW
11/23/22	PLAN REVISIONS PER CITY AND CDRS REVIEW
11/23/22	PLAN REVISIONS PER NEW SITE PLAN
11/23/22	ISSUED FOR PERMITS

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.

[Signature]
 JOHN A. HOKANSON, P.E.
 Lic. No. 43362
 Date: 5/3/22

DESIGNED BY: TAE
 DRAWN BY: TAE
 CHECKED BY: CJJ

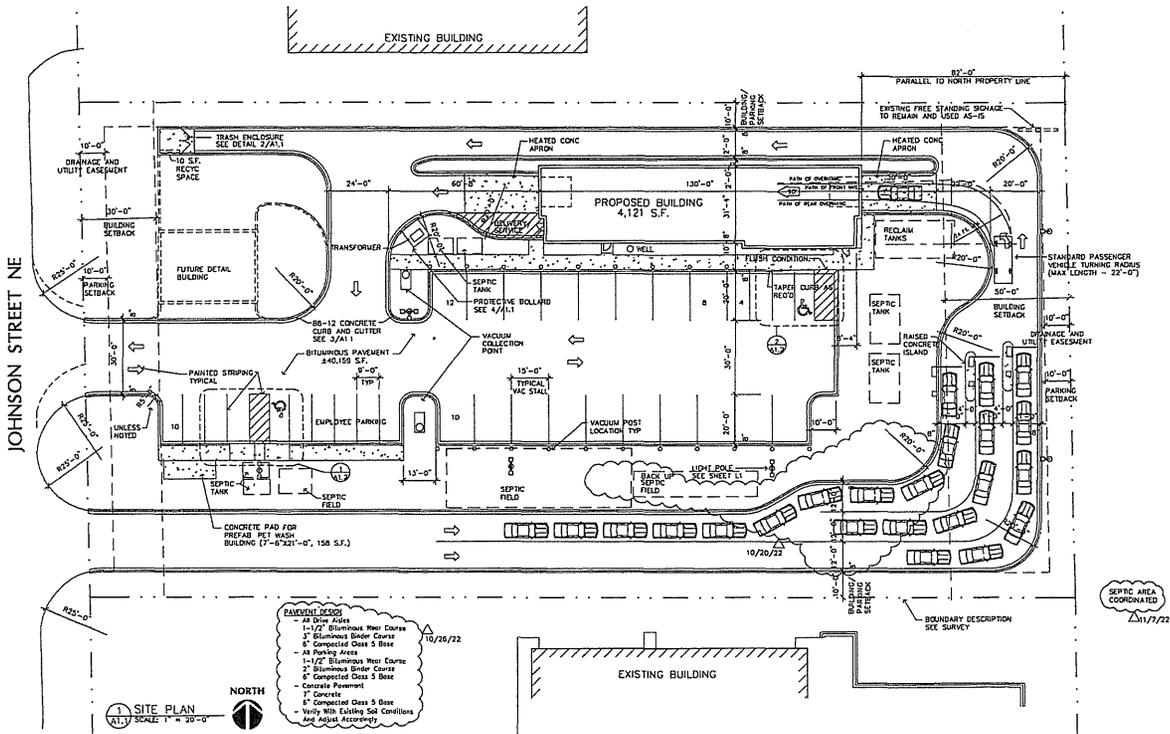
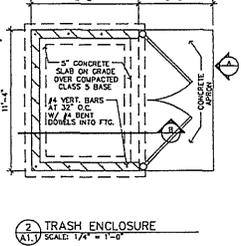
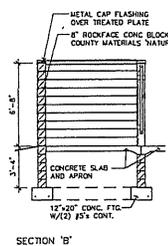
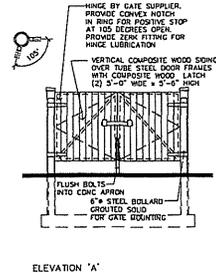
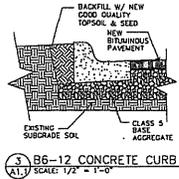
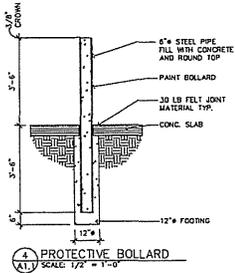


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BOBBY'S CAR WASH

PAVING AND RESTORATION PLAN
 CITY OF HAM LAKE, MINNESOTA

SHEET
 C9
 OF
 C9
 SHEETS
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L
A

LAMPERT ARCHITECTS

420 Semwell Avenue
St. Paul, MN 55102
Phone: 763.353.7311 Fax: 763.357.1849
www.lampertarchitect.com

ARCHITECT CERTIFICATION:
I HEREBY CERTIFY THAT THE PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

William Lampert
WILLIAM LAMPERT
ARCHITECT
LICENSE NO. 107,652,722
DATE: 10/26/22

(763) 784-1930
FAX 784-9707

STONE CONSTRUCTION, INC.
318 - 107th Lane NE
Blaine, Minnesota 55434

BOBBY'S CAR WASH
Ham Lake, Minnesota

STATE HIGHWAY NO. 65

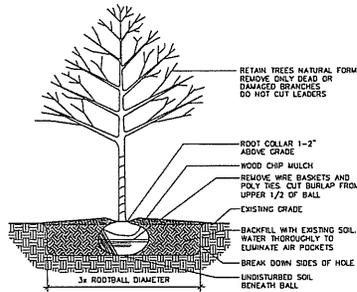
Copyright 2022
Lampert Lampert Architects, Inc.
Project Designer: JAMES B
Drawn By: JLB
Checked By: LL
Revisions:
5/28/22 - PRELIMINARY
7/11/22 - CITY SUBMITTAL
8/23/22 - CITY COMMENTS
10/1/22 - ISSUE FOR PERMIT

SITE PLAN

Sheet Number

A1.1

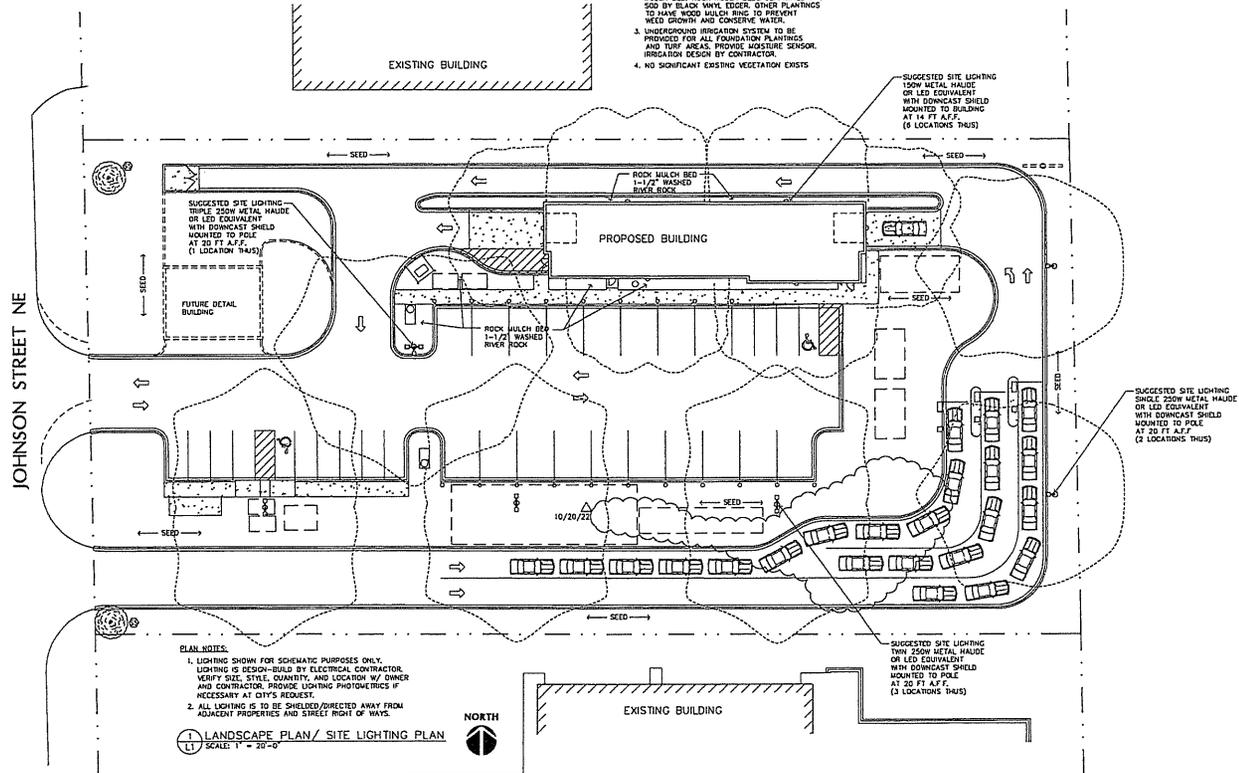
Project No. 220225-3



② TREE PLANTING DETAIL
SCALE: NOT TO SCALE

PLANTING SCHEDULE						
CITY KEY	COMMON NAME	BOTANICAL NAME	SIZE	MTHD	REMARKS	
2	22	TELEGRAPH CRABAPPLE SPRING SNOW	MAJUS X HYBRIDS 'SPRING SNOW'	1.5" CAL.	SB	

- LANDSCAPE NOTES:
- SEED AREAS AS SHOWN ON THE PLAN.
SEED = HYDRIC SEED OR EQUAL.
 - SEE PLAN FOR PLANTINGS LOCATED IN ROCK MULCH BED. ROCK MULCH BEDS SEPARATED FROM SOD BY BLACK VINYL EDGER. OTHER PLANTINGS TO HAVE WOOD MULCH RING TO PREVENT WEED GROWTH AND CONSERVE WATER.
 - UNDERGROUND IRRIGATION SYSTEMS TO BE PROVIDED FOR ALL FOUNDATION PLANTINGS AND TIERP AREAS. PROVIDE MOISTURE SENSOR. IRRIGATION DESIGN BY CONTRACTOR.
 - NO SIGNIFICANT EXISTING VEGETATION EXISTS.



- PLAN NOTES:
- LIGHTING SHOWN FOR SCHEMATIC PURPOSES ONLY. LIGHTING OR DESIGN-BUILD BY ELECTRICAL CONTRACTOR. VERIFY SIZE, STYLE, QUANTITY, AND LOCATION W/ OWNER AND CONTRACTOR. PROVIDE LIGHTING PHOTO/RECS IF NECESSARY AT CITY'S REQUEST.
 - ALL LIGHTING IS TO BE SHIELDED/DIRECTED AWAY FROM ADJACENT PROPERTIES AND STREET FRONT OF WAY.

① LANDSCAPE PLAN / SITE LIGHTING PLAN
SCALE: 1" = 30'-0"

(763) 784-1850
FAX 764-9707
STONE CONSTRUCTION, INC.
318 - 10TH LANE NE
BLANE, MINNESOTA 55434

BOBBY'S CAR WASH
Ham Lake, Minnesota

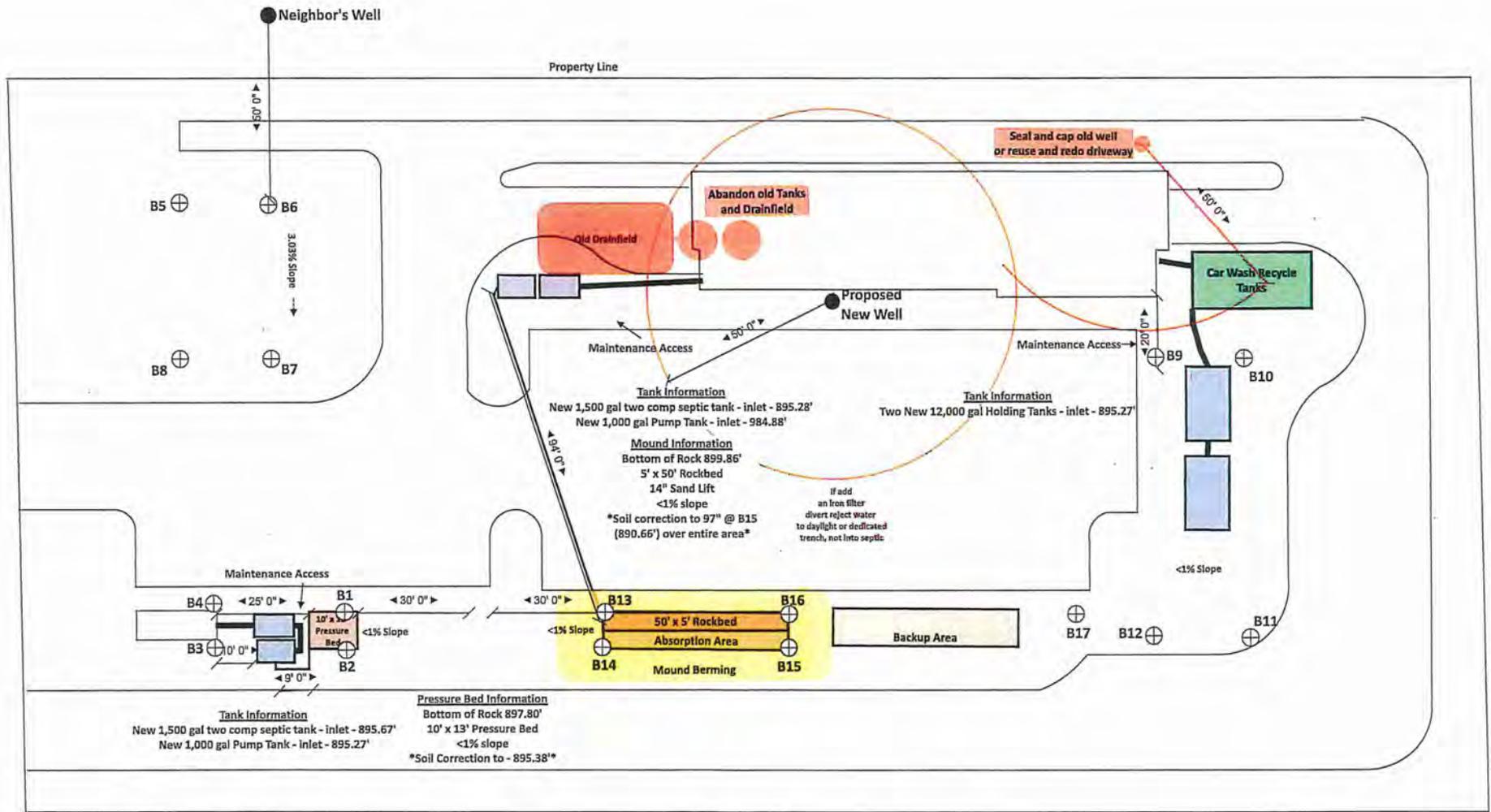
STATE HIGHWAY NO. 65

Drawn By: JIB
Checked By: LL
Revisions
7/1/22 CITY SUBMITTAL
8/12/22 CITY COMMENTS
10/4/22 ISSUE FOR PERMIT

LANDSCAPE PLAN
SITE LIGHTING PLAN
Sheet Number

L1

Project No. 220225-3



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,

and departures from the strict observance of the elements of Article 11-1800 shall not be considered variances requiring a showing of physical hardship. Conversely, an applicant shall be expected to meet the general spirit of this article in establishing an aesthetically pleasing landscaping plan.

11-1900 ILLICIT DISCHARGES AND CONNECTIONS TO STORM DRAINAGE SYSTEM

The purpose of this ordinance is to provide for the health, safety, and general welfare of the citizens of Ham Lake through the regulation of non-storm water discharges to the storm sewer drainage system to the maximum extent practicable as required by federal and state law. This ordinance establishes methods for controlling the introduction of pollutants into the Municipal Separate Storm Sewer System (MS4) in order to comply with requirements of the National Pollutant Discharge Elimination System (NPDES) permit process. The objectives of this ordinance are:

1. To regulate and minimize the contribution of pollutants to the municipal separate storm sewer system (MS4) by stormwater discharges by any user.
2. To prohibit Illicit Connections and Discharges to the municipal separate storm sewer system.
3. To establish legal authority to carry out all inspection, surveillance and monitoring procedures necessary to ensure compliance with this ordinance.

11-1900.10 DEFINITIONS

For the purposes of this Code, the following shall mean:

- a) Authorized Enforcement Agency:** employees or designees of the Administrator of the City of Ham Lake designated to enforce this Ordinance.
- b) Best Management Practices (BMPs):** schedules of activities, prohibitions of practices, general good house keeping practices, pollution prevention and educational practices, maintenance procedures and other management practices to prevent or reduce the discharge of pollutants directly or indirectly to storm water, receiving waters, or storm water conveyance systems. BMPs also include treatment practices, operating procedures and practices to control site runoff, spillage or leaks, sludge or water disposal, or drainage from raw materials storage.
- c) Clean Water Act:** The federal Water Pollution Control Act (33 U.S.C. § 1251, et seq.) and any subsequent amendments thereto.
- d) Construction Activity:** Activities subject to NPDES Construction Permits. These include construction projects resulting in land disturbance of 1 acre or more. Such activities include but are not limited to clearing and grubbing, grading, excavating and demolition.
- e) Hazardous Materials:** Any material, including any substance,



NOTICE OF PERMIT APPLICATION STATUS

Project: Bobby's Car Wash

Date: September 7, 2022

Applicant: Robert Awaijane
434 140th Lane NE
Ham Lake, MN 55304

Permit Application#: P22-059

Purpose: Commercial development of car wash and associated stormwater infrastructure

Location: 13741 Johnson Street NE, Ham Lake, MN

At their meeting on June 27, 2022 the Board of Managers of the Coon Creek Watershed District **conditionally approved** the above referenced project with 7 conditions and 2 stipulations. **This is NOT a permit.**

Since your last submittal on 8/31/2022, the following 3 conditions remain which must be addressed before permit issuance (please see note below on how to address conditions).

1. Receipt of Escrows.
2. Provide an O&M Agreement that meets District requirements. *-In progress*
3. Raise the bottom of the infiltration trenches to meet 3-foot separation from the seasonally high groundwater level. The bottom of the infiltration trenches should be at a minimum elevation of 893.40.

Please note that there are also 2 stipulations.

Please be advised that **this is NOT a permit**, and that work without a permit is a violation of the terms of the Coon Creek Watershed District Rule 5.1. If you have any questions, please call 763-755-0975.

Sincerely,

A handwritten signature in black ink that reads "Erin Edison".

Erin Edison
Watershed Development Coordinator

cc: File P22-059
Eileen Weigel, Stantec
Danielle Tourtillott, Stantec
Tom Collins, City of Ham Lake

Note: Please respond to each of these items in writing when resubmitting the revised plans to the District. Resubmittals can be sent via email to permitsubmittals@cooncreekwd.org. **Please submit written responses below the original typed comments, using extra sheets as necessary, addressing comments from the District.** If you have any questions, feel free to contact Erin Edison at (763) 755-0975. Pursuant to Coon Creek rule 7.3 deficiencies must be addressed and resubmitted within 60 days. Failure to do so shall be deemed a withdrawal of the permit application.

To: Erin Edison, Tim Kelly From: Brady Schmitz, Stantec Consulting Services Inc.
Coon Creek Watershed Copy: Ed Matthiesen, P.E., Stantec Consulting Services Inc.
District
PAN: P22-059 Date: September 6, 2022

Reference: Bobby's Car Wash Update

Exhibits:

1. Construction Plans (9 sheets); by Hakanson Anderson, dated 08/29/2022, received 08/31/2022.
2. Stormwater Management Plan; by Hakanson Anderson, dated 08/29/2022, received 08/31/2022.
3. Stormwater Pollution Prevention Plan; by Hakanson Anderson, dated 08/29/2022, received 08/31/2022.

In Response to the Coon Creek Watershed District "Notice of Permit Application Status" dated June 28, 2022:

1. Receipt of Escrows. **NO**
2. Update plans with the following:
 - a. Soil boring 7 shows a 1-foot layer of silt and clay at the bottom of the proposed underground infiltration system. The system should be over-excavated to remove this layer and replaced with good draining soils. Update plans to reflect this. **YES**
 - b. Due to the presence of gray and mottled soils on site, pre-construction infiltration testing should be performed on the underground infiltration system to ensure adequate infiltration rates are obtained. Testing should be conducted at the elevation of the bottom of the infiltration system and results provided to the District. **YES**
 - c. Label the HWL of the underground Stormtech system on the grading plan. **YES**
3. Provide confirmation that the City has reviewed the proposed plan and that no significant changes are anticipated as a result of their review. **YES**
4. Update the construction plans to include the following:
 - a. Update construction plans to stabilize soil stock piles within 7 days of rough grading or inactivity. **YES**
 - b. Provide double row of perimeter control at wetlands with a natural buffer < 50 feet on the East end of the property. **YES**
 - c. Provide note on erosion control plan that provisions have been made for cleaning road surfaces where sediment is transported by the end of the day. **YES**
 - d. Clearly locate construction entrances on the plans. **YES**
5. Provide statement whether dewatering will be required for the construction of the proposed project. If yes, provide well-field location, rates, discharge location, schedule and quantities. **YES**
6. Provide calculations and inputs to indicate sumps are appropriately sized to meet district removal rates of 80% TSS. SHSAM can be used with an OK110 particle size. A minimum of 4-foot depth is required to prevent resuspension. **YES**
7. Provide an O&M Agreement that meets District requirements. **NO**

Findings: Additional changes from the approved plan set were identified. The changes included switching from the underground Stormtech infiltration chamber to infiltration trenches and the addition of 6 sumped catch basins. The current proposed system meets the volume management and rate control requirements; however, it does not meet the groundwater separation requirement. According to the soil borings, the highest observed groundwater was 890.40 and the current

proposed bottom of the infiltration trenches is 893.20. The infiltration trenches should be raised to meet the requirement of a minimum of 3-foot separation from the seasonally high groundwater level.

Recommendation: Approval with 3 Conditions and 3 Stipulations:

Conditions:

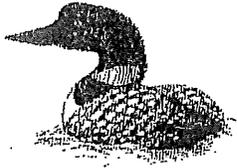
1. Receipt of Escrows.
2. Provide an O&M Agreement that meets District requirements. *In progress*
3. Raise the bottom of the infiltration trenches to meet 3-foot separation from the seasonally high groundwater level. The bottom of the infiltration trenches should be at a minimum elevation of 893.40.

Stipulations:

1. Submittal of as-builts for the following stormwater management practices, including volume, critical elevations and proof of installation for hydrodynamic separators:

Stormwater Treatment Practices	Number
Underground Infiltration Trench	5
Catch Basin Sump	11
Outlet Control Structure	1

2. Completion of a post construction infiltration test on the underground infiltration trenches by filling the basin to a minimum depth of 6 inches with water and monitoring the time necessary to drain, or multiple double ring infiltration tests to ASTM standards. The Coon Creek Watershed District shall be notified prior to the test to witness the results.
3. If dewatering is required, provide DNR dewatering permit prior to construction. If a DNR permit is not required, provide well-field location, rates, discharge location, schedule and quantities prior to construction.



CITY OF HAM LAKE

**REQUEST FOR
AN APPEARANCE
BEFORE THE
CITY COUNCIL**

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

Date of application 11/14/2022
Date of City Council appearance 11/21/2022
60-day review deadline _____

APPLICANT'S
NAME Dick & Diane Salvester

STREET
ADDRESS 16220 Naples St

CITY, STATE
ZIP Ham Lake, MN 55304

PHONE (daytime) 763 229 1247

NATURE OF REQUEST Toby's Trail
Variance to allow access to Naples St
without Road improvement. Our
driveway has accessed Naples St since 1985

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.

Diane Salvester
[Signature] 11/14/2022
Signature of applicant Date

Please attach any relevant information including maps, diagrams, and/or a descriptive narrative.

This form must be submitted to the City staff by 4:00 p.m. on the Monday prior to the Council meeting at which you will be appearing.

Memorandum

Date: November 16, 2022
To: Mayor and Councilmembers
From: Tom Collins, City Engineer **TPC**
Subject: Toby's Trails

Introduction:

The attached Toby's Trails Concept Plan, that proposes to subdivide the existing 25.78-acre 16220 Naples Street parcel into a total of seven residential lots, was approved at the July 18th City Council meeting. The 25.78-acre parcel is located at the southwest corner of Constance Boulevard and Naples Street. The driveway for the existing house (proposed Lot 1) outlets to unimproved Naples Street, as does the driveway for Lot 2. My memo recommending approval of the Concept Plan attached (excluding attachments).

The memo references section 10-430I of City Code (attached), which stipulates that all lots within a proposed subdivision must have frontage upon and access to a paved public road. Per the memo, the upgrade of Naples Street is required to the southeast corner of Lot 1, to comply with 10-430I. The applicant is requesting a variance from upgrading Naples Street.

Discussion:

The applicant raised concerns with the requirement to upgrade Naples Street in mid-October. My October 19th response email is attached. The email references section 10-430F of City Code (attached), which covers Plats Outletting to Unpaved Streets. As per the email, I am not aware of any prior approved plats that utilized this section of Code and I do not know what the definition of "reasonable time" is.

Variance requests in relation to a proposed subdivision are per Section 10-600 of City Code (attached). Per 10-600, the Council has the power to authorize variances, and 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.

The applicant's variance request is attached, with their response to 11-600 in red. The following is their six item summation, along with a response to each:

1. **The existing alignment of Naples Street does not follow the roadway easement. When the street is improved, we agree the logical thing to do is have the roadway be centered within the roadway easement.**

Correct that the existing Naples Street alignment is not centered within the right-of-way. The Top Kalibur Addition is located at the southeast corner of Constance Boulevard and Naples Street. Per the attached 2003 Plat, there is 72-feet of Naples Street right-of-way. The Naples Street centerline is shown on the Plat, and it is shifted to the west of the center of right-of-way.

Agreed that when Naples Street is improved that it should be centered within the roadway easement. Naples Street is designated as a municipal state aid street, and the design must meet MnDOT state aid standards for a 9-ton structural capacity roadway. The Carole's Country Estates nine-lot residential development, that was a proposed subdivision of Lot 2, Block 1, Top Kalibur Addition, received preliminary plat approval at the September 18, 2006 City Council meeting. The preliminary plat is attached. The upgrade of Naples Street from Constance Boulevard to the southerly plat boundary was required (approximately one-quarter mile). The Plan and Profile drawing is attached. The Carole's County Estates project did not obtain final plat approval and was not constructed.

The street section for MSA Naples Street has an increased structural capacity because of the designation. The City would pay the difference in cost between the standard street section (26-feet of bituminous with 1-inch of bituminous over 2-inches of bituminous over 4-inches of aggregate base) and the MSA 9-ton street section (34-feet of bituminous with 2-inches of bituminous over 2-inches of bituminous over 8-inches of aggregate base) if the upgrade is completed by the City. The 34-feet of bituminous is because Naples Street is identified as a proposed bike lane on the attached Bike Facilities Map. The standard MSA street section with bike lanes is 11-foot wide lanes and 6-foot wide bike lanes in each direction. The developer would pay \$2,500 per lot which would go towards the costs associated with construction of the bike lanes.

2. **There are many small utilities (utility poles, overhead wires, fiber optic line(s), telephone line(s), etc.) adjacent to Naples Street that would have to be relocated at significant expense when the alignment of Naples Street gets corrected.**

There are small utilities that will need to be relocated with the upgrade of Naples Street. Because Naples Street is designated as MSA, the upgrade should be completed by the City so that the City is eligible for MSA fund reimbursement. The Developer would be responsible for the cost to upgrade to a residential street section and the City responsible for the remaining costs. If the upgrade is completed by the City, then there is no cost for utility relocation. If the upgrade is a private developer project, then there would be significant costs for utility relocation.

3. **Toby's Trail would only be correcting the first 276 feet of the alignment, so a transition of the road alignment would have to be made to match the revised alignment.**

The Toby's Trails project would only be responsible for upgrading Naples Street to the southerly property corner, which per the Concept Plan is 276 feet south of the Constance Boulevard right-of-way. Toby's Trails would also be responsible for easement dedication for stormwater treatment associated with the upgrade of Naples Street. The Naples Street design and approval by MnDOT and the Coon Creek Watershed District would be required to determine easement dedication before final plat approval can be considered by the City. A transition to the existing alignment would be required. The transition would meet the design speed requirements for a 40 mile per hour speed limit.

4. There are several parcels south of the Sylvester's, some of which will likely be subdivided in the future and others that will likely not develop.

It is anticipated that there will be some residential development to the south. The overall development potential is limited due the significant amount of sod fields/hydric soils to the south. A 400-scale aerial photo is attached from Constance Boulevard to 155th Avenue.

5. If the road alignment gets corrected on a parcel-by-parcel basis the resulting alignment that transitions back and forth between the existing and corrected alignment would be less than desirable and perhaps even more dangerous than the existing roadway alignment.

The road alignment, even if completed on a parcel by parcel basis, would be centered within the right-of-way. Development to the south will either have to upgrade that portion of Naples Street upgraded with Toby's Trails or will have to upgrade Naples Street from 155th Avenue to the north. Any transitions from the upgraded alignment to existing alignment would meet the design speed requirements for a 40 mile per hour speed limit.

6. We believe that it is more logical that the Naples Street alignment be corrected as part of a larger City project.

Ideally the upgrade of Naples Street would be a larger City project. The timeframe of any future development to the south is unknown, and there would be minimal potential assessments for the overall upgrade due to the significant amount of frontage that is not developable due to the amount of hydric soils and lack of areas suitable for code compliant septic areas.

Recommendations:

Determine whether the requested variance will be authorized, and if so what the conditions will be. It is recommended that the City Attorney prepare formal findings of facts whether the variance is authorized or denied.

CONCEPT PLAN

~of- TOBY'S TRAILS
~for- RICHARD AND DIANE SYLVESTER

VICINITY MAP

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



PROPERTY DESCRIPTION

The Southeast Quarter of the Northeast Quarter of Section 15, Township 32, Range 23, Anoka County, Minnesota.

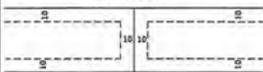
EXCEPT
The East 657.04 feet of the South 663 feet of said Quarter Quarter.

AND EXCEPT
The East 373 feet of the North 320 feet of the South 983 feet of said Quarter Quarter.

AND EXCEPT
Parcel No. 3, Anoka County Highway Right-of-Way Plat No. 21, according to the map or plat thereof on file and of record in the office of the Anoka County Recorder, Anoka County, Minnesota.

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.

NOTES

- Bearings shown are on Anoka County datum.
- Total lot acres include adjoining 33' feet of street per ordinance.
- This survey was prepared without the benefit of title work. Additional encumbrances, 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.
- Welllines delineated by Jacobson Environmental, PLLC.

Parcel ID: 15-32-23-14-6004
Owner: Sylvester Trustee, Diane K

DEVELOPMENT DATA

TOTAL SITE AREA = 25.78+ ACRES
7 PROPOSED SINGLE FAMILY LOTS
AVERAGE LOT SIZE = 3.68+ ACRES
MINIMUM STREET FRONTAGE = 200 FEET
MINIMUM LOT SIZE = 1.00 ACRES (including 33 feet of adjoining street)
PROPOSED ZONING = R-1
BUILDING SETBACKS FRONT = 30 FEET
SIDE = 10 FEET
REAR = 50 FEET
COUNTY ROAD = 50 FEET

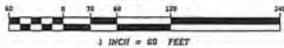
LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED PLM# 41578
- DENOTES SOIL BORING BY TRACEROLL SOIL TESTING
- DENOTES EXISTING CONDITIONS
- DENOTES AREA 7' BUCK-HOTTLES
- DENOTES APPROXIMATE FLOOD FLOOD ZONE A LINE FROM FEMA FLOOD INSURANCE RATE MAP NO. 2706022L04 AND SUBSEQUENT EFFECTIVE DATE OCTOBER 1981, 2016.

NORTH

JASON C. RUD
Date: 06/16/2022 License No. 41578

GRAPHIC SCALE

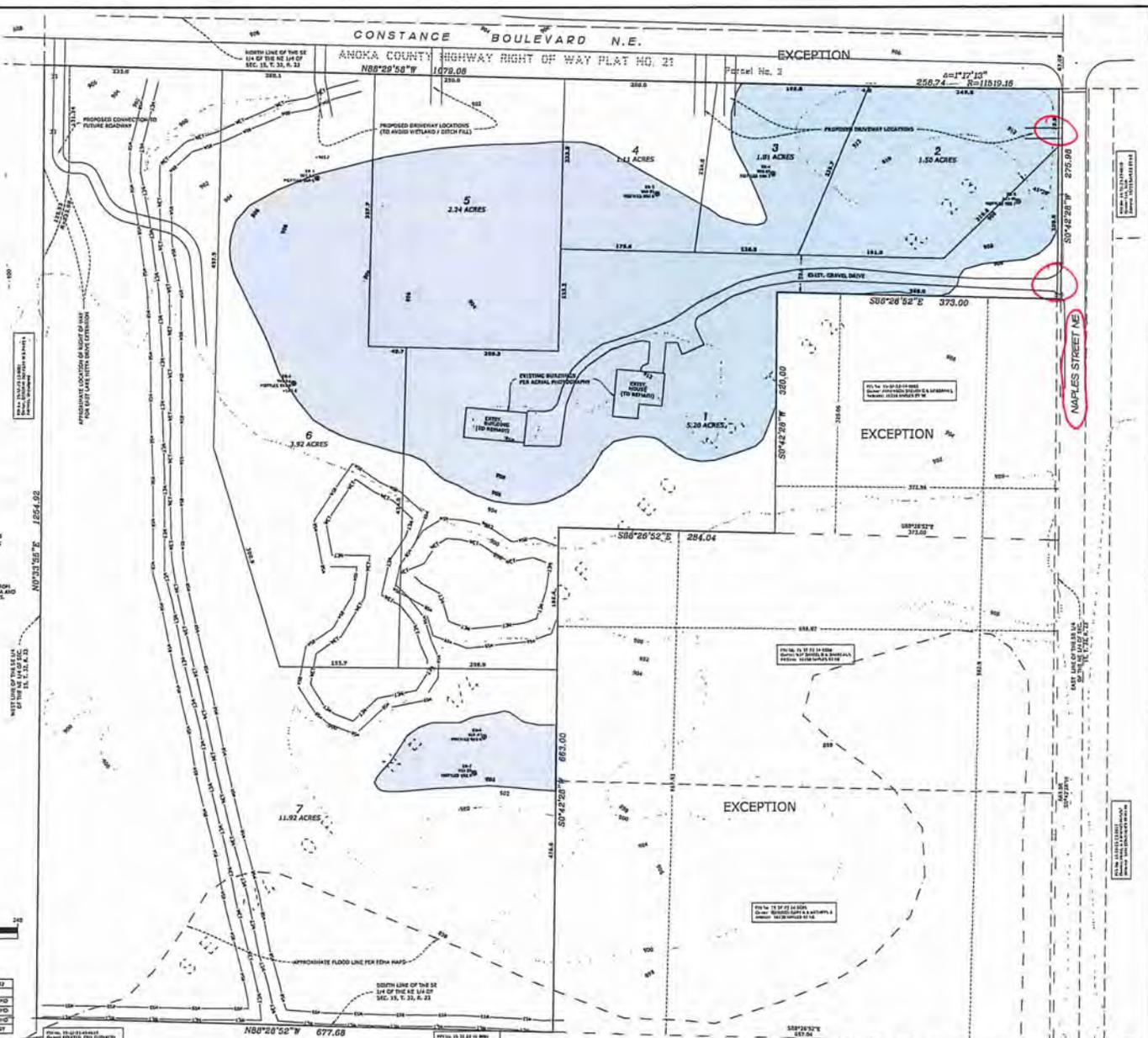


1 INCH = 60 FEET

NO.	DATE	DESCRIPTION
1	04/05/22	LOT 3 REVISION
2	06/09/22	CITY COMMENTS
3	06/09/22	CITY COMMENTS

DATE: 06/16/2022

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



Memorandum

Date: July 7, 2022
To: Planning Commissioners
From: Tom Collins, City Engineer *TPC*
Subject: Toby's Trails

Introduction:

The Sketch Plan proposes to subdivide the 25.78-acre 16220 Naples Street / 15-32-23-14-0004 parcel (<https://gis.anokacountymn.gov/propertysearch/?find=15-32-23-14-0004>) into seven lots. The parcel is currently split zoned, with Rural Single Family Residential (R-A) over the southerly portion and Single Family Residential (R-1) over the northerly portion. The entire parcel would be zoned R-1 following final plat approval. A 600-scale zoning map, 400 scale half-section map and a 300 scale aerial photo are attached.

Discussion:

City Code section 10-430I stipulates that all lots within a proposed subdivision must have frontage upon and access to a paved public road. The Lot 1 and Lot 2 driveways are accessing Naples Street, which is not paved. The development will be required to upgrade Naples Street to the southeast corner of Lot 1. Naples Street is designated as a municipal state aid street, and the design must meet MnDOT state aid standards for a 9-ton structural capacity roadway. The existing Lot 1 driveway is identified as a gravel surface. Per 10-430E.2 of City Code, the existing driveway will have to be paved, else it is not eligible for any future building permits.

Per the attached Proposed Municipal Bike Trail System exhibit, Naples Street is identified as proposed bike lane and Constance Boulevard is identified as a proposed bike path. The existing Naples Street right-of-way is adequate to construct bike lanes, which requires 34 feet of bituminous for 11-foot wide drive lanes and 6-foot wide bike lanes in each direction. Because the future bike route is anticipated to be on the north side of Constance Boulevard, where 20-foot wide easements were obtained with the plats of Lake Netta Preserve and Nettas Preserve, easements are not warranted for a future bike path. Per correspondence with Public Works Superintendent John Witkowski, parkland dedication is not recommended and parkland dedication fees will be credited with the cost for construction of the bike lanes.

All lots meet the requirements of 10-430I lot standards of City Code. The existing house and accessory building are to remain on Lot 1. A compliance inspection will be required for the existing septic system per 11-450.4c of City Code. The existing 3,200 square foot (40-foot by 80-foot) accessory building exceeds the 3,000 square foot maximum accessory building size threshold of 9-370.1 (attached) of City Code for a parcel that is greater than 5-acres and up to 10-acres in size. Per discussion with the Building Official, it is recommended that the 3,200 square foot accessory building be approved by City Council.

Per the attached 600 scale Thoroughfare Map, it is anticipated that there will be a future road extension of East Lake Netta Drive to the south of Constance Boulevard. The Sketch Plan includes 33-feet of right-of-way dedication, tapering to the southwest, in the northwest portion of Lot 7.

Constance Boulevard driveway connections are proposed for Lots 3 thru 7. Anoka County Highway Department (ACHD) approval of five new driveways will be required. The ACHD may request that the parcel be developed from the East Lake Netta Drive extension to the south rather than direct driveway accesses.

Coon Creek Watershed District (CCWD) approval is required. The wetlands identified in the September 2021 wetland delineation report, per the attached Figure 5 Delineation Map, have been approved by the CCWD. The Natural Heritage Information System data review by the DNR is required to determine whether any state-protected species may be located within the plat boundary. The parcels are not located within any of the 20 natural resource clusters identified in the Anoka Conservation District's April 2008 Natural Resources Inventory and Assessment (NRIA). The NRIA is Appendix S of the Storm Water Pollution Prevention Plan.

The dedication of 10-foot drainage and utility easements is required adjacent to all proposed lot lines, along with easements that contain the wetland buffers.. The contiguous wetland within Lot 7 is a ditch, that provides an outlet to the private ditches to the north within the Nettas Preserve residential development. Additional easement dedication may be required for future ditch maintenance.

The southerly portion of the parcel is designated as FEMA Zone A, which represents an approximation of the 100-year flood elevation. The preliminary plat submittal will need to show the Zone A boundary to verify that no portion of the Lot 7 building pad is within the Zone A designation.

Recommendations:

It is recommended that the Toby's Trail Sketch Plan be recommended for approval.

10-430

F. Utilities All utility lines shall be placed underground.

G. Streetlighting Streetlights shall be installed in all subdivisions using the traditional platting process. One streetlight shall be required at each intersection, with intervening placement as established by resolution of the City Council. The cost of initial construction, and power costs for the first three years after platting shall be paid to the City at the time of plat execution, in accord with policy to be established by resolution of the City Council. The developer may propose the maintenance of a streetlighting system and power costs through an owner's association, as approved in the discretion of the City Council. In all other subdivisions, the ongoing power costs shall be billed pro rata to the individual lot owners.

H. Turf Establishment All boulevard areas shall be seeded or sodded to the specifications of the City Engineer. For private homes and businesses, turf establishment shall be completed or guaranteed at the time that a Certificate of Occupancy is requested, and the following standards and procedures shall be observed:

- i) Suitable topsoil of not less than four inches in thickness shall be installed in portions of the Yard Area which are not heavily vegetated or landscaped;
- ii) All such areas shall be sodded or seeded with commonly used residential grass varieties of a perennial nature;
- iii) At the time of final inspection of the building for Certificate of Occupancy, the establishment of turf shall be inspected. If turf establishment has not taken place to the satisfaction of the building official, the property owner shall be required to post financial security in the form of a cash deposit to insure turf establishment by a date certain (not to exceed one growing season) in an amount to be established by Resolution of the City Council. The owner shall also be required to execute a right of trespass authorizing the City to come upon the property to complete turf establishment if the owner fails to do so within the required time.

 **I. Lot Standards**

All lots shall meet the dimensional, setback and frontage requirements as found in Table 10-1, and shall have frontage upon and access to a paved public road, except those lots exempted from this access to paved road requirement by Article 10-103. For corner lots abutting two streets, both street lines shall be considered front lot lines for purposes of applying the setback requirements found in Table 10-1. No construction or grading shall take place on any portion of a lot where a gradient of 12 percent or more is found. Monumentation irons shall be placed at all lot corners. Density in a plat shall not be less than one acre per lot. For lots that are 1.5 acres or more in size, lot configurations shall not contain "panhandles"

From: Adam Ginkel <adam@plowe.com>
Sent: Friday, October 14, 2022 1:54 PM
To: Tom Collins <TCollins@rfcengineering.com>
Cc: Matt Davich <mdavich@egrud.com>; dick.sylvester@hotmail.com; diane.sylvester@hotmail.com; David Krugler <DKrugler@rfcengineering.com>
Subject: RE: RE: Naples St & Constance

Tom,

Matt Davich and I have had some conversations with the Sylvesters. They are not very happy having to go above and beyond for the Naples road improvements. And we have to assume the worst case scenario: that they would have to foot the bill for the utility relocates.

Is it possible to have the City engage in a cost sharing program for these improvements? Or pay for "normal" improvements (normal 30-ft wide street with stormwater management) without burdening them with the extra wide road and utility relocation expenses?

It seems a little out of place to have this improvement and then have the kink in the road to connect back to existing. Would it make more sense to wait until all of Naples is improved?

Could the Sylvesters bring this up at a Planning Commission meeting to see if the PC would be willing to forgo the improvements until the entirety of Naples is improved?

Lastly, if we remove Lot 2 from the Plat, would the Sylvesters be required to design and improve Naples?

Thank you.

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

Tom Collins

From: Tom Collins
Sent: Wednesday, October 19, 2022 8:59 AM
To: Adam Ginkel
Cc: Matt Davich; dick.sylvester@hotmail.com; diane.sylvester@hotmail.com; David Krugler
Subject: RE: RE: Naples St & Constance

Adam,

Section 10-430I of City Code stipulates that all lots shall have frontage on and access to paved public roads. Lots which outlet to Naples Street would need to meet this section of Code. 10-420F does contain information on the allowance of plats outletting to unpaved streets. I am not aware of any prior approved plats that utilized this section of Code. I do not know what the definition of “reasonable time” is.

Naples Street is a municipal state aid (MSA) street, and the street section has an increased structural capacity because of the designation. The City would pay the difference in cost between the standard street section (1-inch of bituminous over 2-inches of bituminous over 4-inches of aggregate base) and the MSA 9-ton street section (2-inches of bituminous over 2-inches of bituminous over 8-inches of aggregate base).

The City can also cost share on the widened street section for bike lanes. The standard residential street section is 26-feet of bituminous and the standard bike lane street section is 34-feet of bituminous. The development would pay \$2,500 per lot towards the bike lanes, and the City would pay the remainder.

The public works department will coordinate the kink in the road that is a result of the upgraded portion of Naples Street being centered in the right-of-way. The remaining portion of Naples Street to the south will also be centered within the right-of-way when upgraded at some point in the future. There is no current timeline for that upgrade.

Because Naples Street is designated as MSA, the City can complete the design of Naples Street and submit for approval to MnDOT State Aid. If the project is a City project, then utility relocations will be at no cost to the developer.

Naples Street does not need to be upgraded if there are not any driveways outletting to it and all lots have a minimum of 200 feet of frontage on Constance Boulevard. So correct that if Lot 2 was removed, and the Lot 1 driveway was revised to outlet to Constance Boulevard, then Naples Street would not need to be upgraded. The existing home lot would need to have a minimum of 200 feet of frontage on Constance Boulevard.

Tom

10-430



F. Plats Outletting to Unpaved Streets No plat which outlets on an unpaved street shall be approved unless adequate assurance is obtained that the unpaved street will be paved to City standards within a reasonable period of time, in one of the following two methods:

- i) Where it appears that a typical special assessment project is feasible to enable the paving project to occur, the developer shall pay a per-lot fixed fee established by the City Council as a contribution to the paving project, payable as lots are sold. Monies so collected shall be maintained in a special fund and dedicated only to the eventual paving of the particular street for which the funds were reserved;
- ii) Where it appears that the revenue generated by a typical special assessment project will be insufficient to enable the paving project to occur, the developer shall be required to pay for the shortfall, and prior to plat execution, shall furnish performance security in accord with the City's policies for security, to guarantee that the developer contribution will in fact be paid.

G. Maintenance of Improvements All developer-installed improvements shall be maintained by the developer for at least one year after acceptance by the City, with security posted to guarantee the maintenance. The maintenance period shall generally be set by the development agreement, but the City shall have the right to require a maintenance period in excess of one year, particularly where certain testing results show evidence of substandard or improper construction of improvements.

H. Development Agreements If a developer proposes to complete all improvements in a plat prior to recording the plat, the developer shall be required to execute only a maintenance agreement and to post maintenance security. In all other cases, a development agreement shall be prepared for each plat, containing at least the following provisions:

- i) The amount of performance and maintenance security required;
- ii) The treatment of parkland dedication or fees;
- iii) Streetlighting costs and escrow for initial power costs;
- iv) Provisions for dealing with Oak Wilt or other vegetation diseases;
- v) The plans and specifications for improvements, including completion timetable;
- vi) Assurances as to the maintenance of proper insurances and payment of subcontractors;
- vii) Special matters pertaining to ponds;
- viii) Payment of all municipal fees and expenses;
- ix) Such other elements as are deemed necessary by the City's attorney.

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

Variance request: It is the Sylvester's request that the Naples St NE improvements become a larger City-led project to be done in its entirety in the future rather than on a project-by-project basis.

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.

Comment: It is unclear how it happened, but Naples St NE was constructed in the wrong location (not centered within the provided easement.) Utilities, including buried fiber optic lines, buried telephone lines, overhead wires, and possibly others, were installed using the current alignment of the road. The realignment of a portion of Naples St NE fronting the Sylvester's property would require the relocation of all these utilities at significant expense. The Sylvester's, who have lived at this location for 35 years, have indicated that there is likely peat and black dirt in the location of the new alignment; this also would require significant corrections to provide a suitable subgrade for the road.

South of the Sylvester's property, the new alignment would need to "kink" to re-match into the existing alignment (up to an 18-foot shift.) While this road is only 40-mph, this would seem to create a safety concern. Further, it is likely that other landowners south of the Sylvester's property would develop in the future. If those property owners are held to this same standard, there would be multiple "shifts" along the alignment of Naples St NE, exacerbating the safety concerns.

- b) The variance is in harmony with the general purpose and intent of the Code and is consistent with the Comprehensive Plan.

Comment: Toby's Trails abuts the north 276 feet of Naples Street and is proposing a second drive access onto Naples Street. We believe that the intent of the code is to ensure that when property is developed it will be served by a safe network of streets. Even though the current alignment of Naples Street is not centered on the right of way, being off center from the right of way does not adversely affect the function or safety of the road. Realigning the street adjacent to Toby's Trail would require a transition of the road to the south that would appear less desirable than the existing condition.

c) The plight of the landowner is due to circumstances unique to the property not created by the landowner; and

Comment: As noted above, Naples St NE was installed in the wrong location. The Sylvester's family has owned the farm since 1901, and Dick and Diane have lived in this location for 35 years. They have a daughter who needs a handicap accessible home, which is planned to be built on one of this new plat's lots.

d) The variance, if granted, will not alter the essential character of the locality.

Comment: The variance would not alter the essential character of the locality. Indeed, not granting the variance would seem to do more to alter the character than to leave it as is until the City completes the improvements in one larger project.

Statement From property owner:

The property including Toby's Trails is part of a farm owned by my mother's grandparents. (Carl W.N. Nelson). My mother was Loretta Osborne. We are not developers and this is not being done for some huge profit. We are developing this property to provide housing for 2 of our daughters. Within the past 2 years our 2 youngest grandsons have been diagnosed with a rare genetic disease. Their parents need to build a handicap accessible home. We want this to be close to us and her sister who would move her family up from southern Minnesota. Other small cities are encouraging highly educated, productive young families to return to them. I would like to ask Ham Lake to support our family in doing this as well. These are the reasons we are asking for urgency in approving our plot.

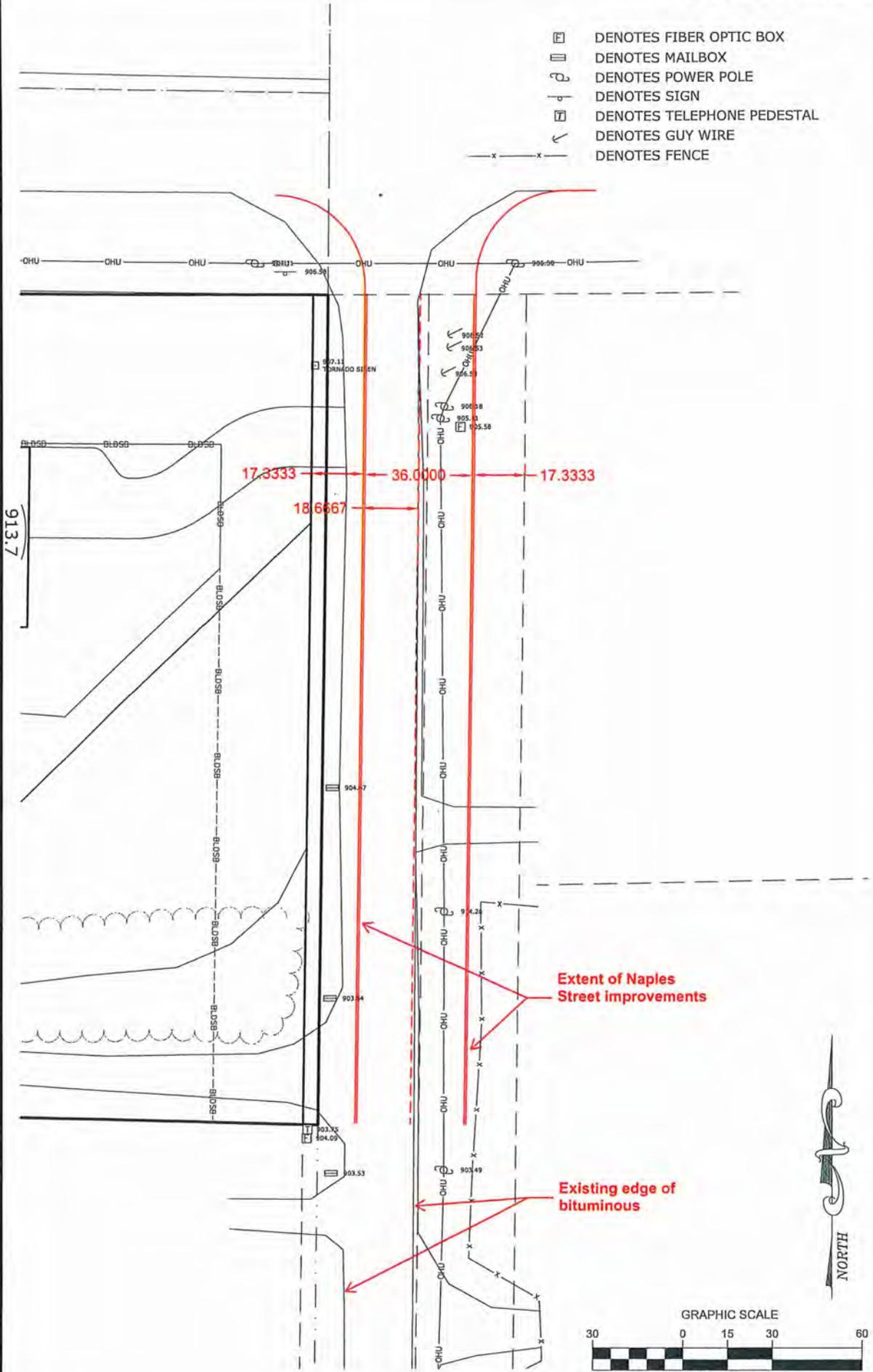
We have lived on Naples for the past 35 years. During this time a number of other homes have accessed Naples St. for their driveway. The city has tried crushed asphalt, gravel and other temporary fixes for Naples St. without a final solution. Soil borings have shown that much of Naples St. has peat or black dirt beneath it, making it unstable. Relocating 275 ft of this problematic road now does not provide a solution or improvement. Naples St. needs to be improved as a whole not piecemeal.

Dick and Diane Sylvester

Summation:

1. The existing alignment of Naples Street does not follow the roadway easement. When the street is improved, we agree the logical thing to do is have the roadway be centered within the roadway easement.
2. There are many small utilities (utility poles, overhead wires, fiber optic line(s), telephone line(s), etc.) adjacent to Naples Street that would have to be relocated at significant expense when the alignment of Naples Street gets corrected.
3. Toby's Trail would only be correcting the first 276 feet of the alignment, so a transition of the road alignment would have to be made to match the revised alignment.
4. There are several parcels south of the Sylvester's, some of which will likely be subdivided in the future and others that will likely not develop.
5. If the road alignment gets corrected on a parcel-by-parcel basis the resulting alignment that transitions back and forth between the existing and corrected alignment would be less than desirable and perhaps even more dangerous than the existing roadway alignment.
6. We believe that it is more logical that the Naples Street alignment be corrected as part of a larger City project.

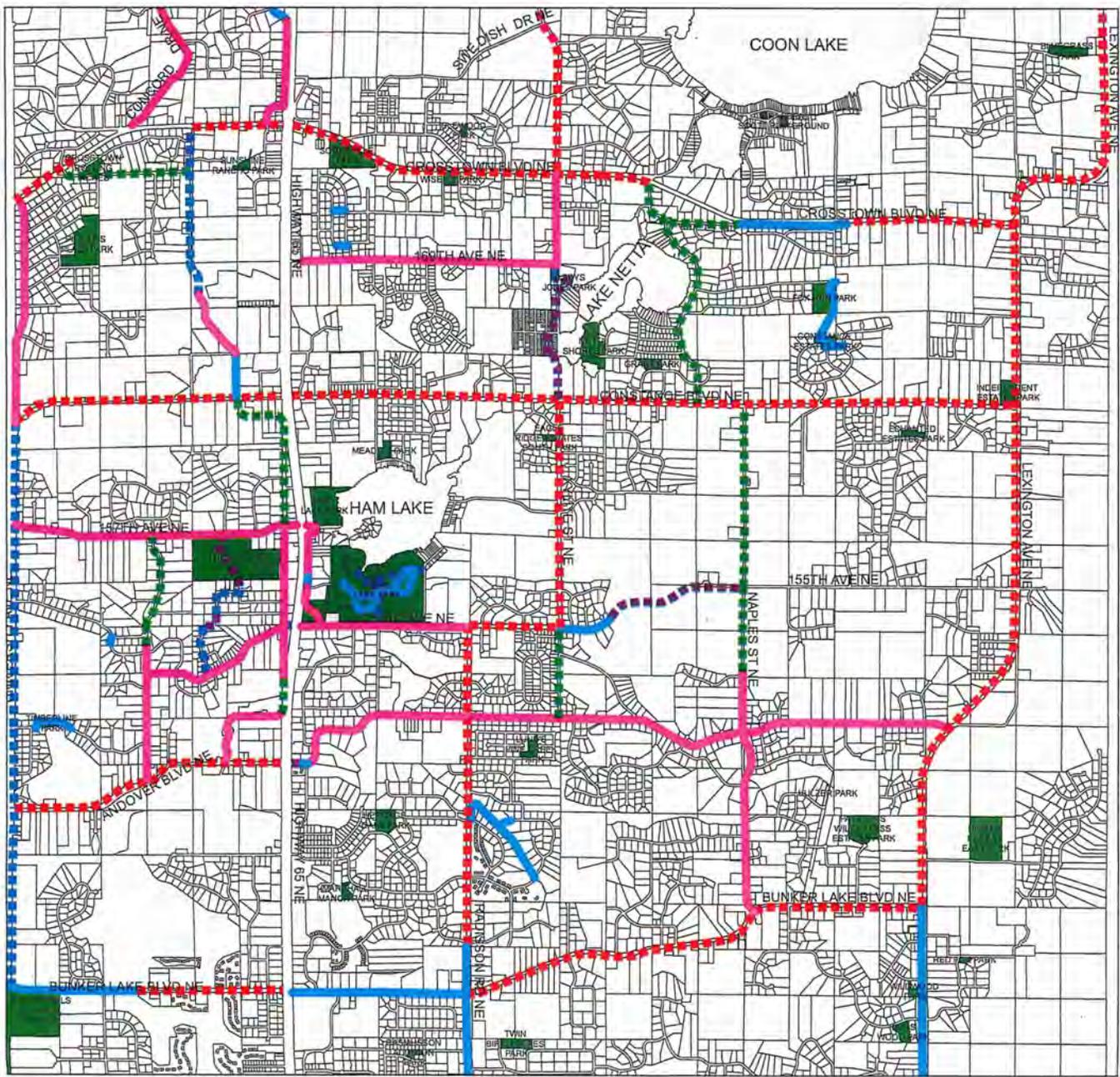
-  DENOTES FIBER OPTIC BOX
-  DENOTES MAILBOX
-  DENOTES POWER POLE
-  DENOTES SIGN
-  DENOTES TELEPHONE PEDESTAL
-  DENOTES GUY WIRE
-  DENOTES FENCE





**HAM LAKE,
MINNESOTA**

BIKE FACILITIES MAP

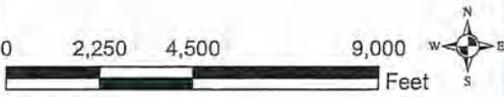


LEGEND

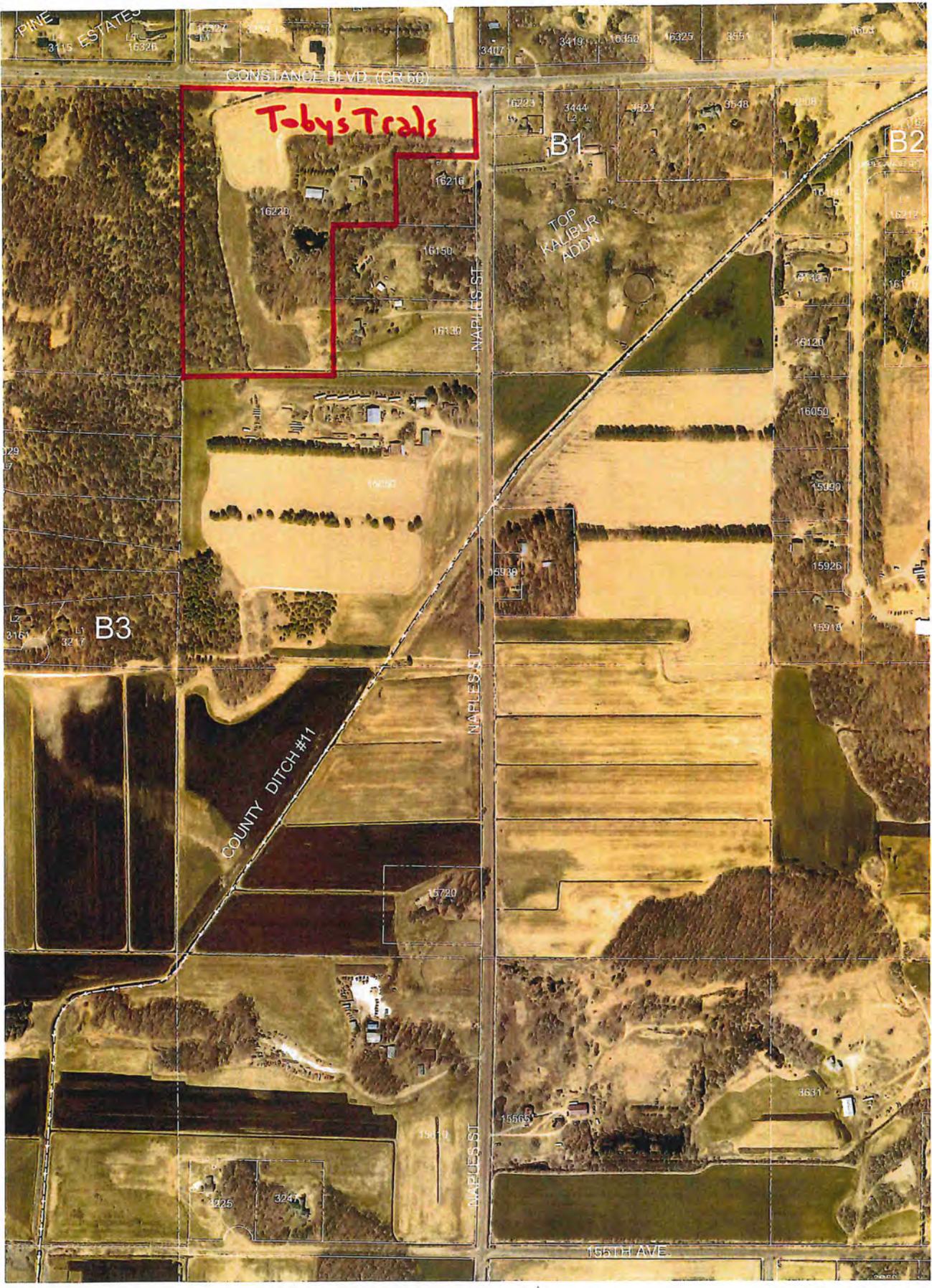
- Existing Bike Lane
- Existing Bike Path
- - - Proposed County Bike Path
- - - Proposed Bike Lane/Path
- - - Proposed Bike Lane
- - - Proposed Bike Path
- Potential Future Park
- Existing Park

0 2,250 4,500 9,000 Feet

MAP DATE: 11/15/2022



RFC
Engineering, Inc.
Consulting Engineers



1" = 400'