

**Becker
Joint Planning Board**

April 27, 2010

**Becker Town Hall
12165 Hancock Street
Becker MN 55308**

Agenda

- 7:00 p.m.** 1. Call Joint Planning Board Meeting to Order
2. Minutes of March 23, 2010
- 7:00 p.m.** 3. Drainage and Utility Easement Vacation Public Hearing – Pillar Acres
- **Resolution 2010-04**
4. Pillar Acres Second Addition Preliminary Plat
- **Resolution 2010-05**
5. Pillar Acres Second Addition Final Plat
- **Resolution 2010-06**
6. Frohm Interim Use Permit Request
- **Resolution 2010-07**
7. Other Business
- Community Growth Options Grant Update
 - Zoning Map amendment request by Veit
 - Next Meeting Items:
 - Interim Use Permit Request for a Craft/Spiritual Retreat House
- 8:00 p.m.** 8. Adjourn

APRIL 27, 2010
BECKER JOINT PLANNING BOARD

Becker Township Joint Planning Board met on Tuesday, April 27, 2010 at 7:00 p.m. at Becker Township Hall. Present: Gary Hammer, Howard Johnson (for Mark Limpert, Phil Knutson, Judy Shermak. Absent: Brad Wilkening, Mark Limpert, Kevin Rieland.

Also present: Kelli Neu, Nick Ziegelmann, Dick Schieffer-Atty., T. Vander Eyk-Township Engineer, Dave Haugen, Scott Berry, Rick Frohm.

Acting Chair Gary Hammer called the meeting to order at 7:05 p.m.

- **PUBLIC HEARING - PILLAR ACRES DRAINAGE AND UTILITY EASEMENT VACATION** – Hammer opened the public hearing. Sherburne State Bank and D & L Land, LLC have petitioned for the vacation of utility and drainage easements in Pillar Acres. Eyk gave an overview of the easements involved. Issues discussed were:
 - If all or parts of the easements were vacated an agreement must be included in the private Easement and Maintenance Agreement for maintenance to insure it is properly maintained and protect the Township.
 - When 155th Avenue is constructed for a frontage road the retention pond will be needed for road runoff.
 - David Haugen, Sherburne State Bank, asked if the cul-de-sac type of access could be explored. Atty. Schieffer stated that future access to the pond for road drainage would have to be included in the Easement and Maintenance Agreement.
 - An agreement for maintenance between property owners may be risky as they may abandon their responsibilities. Both lots would still be buildable.
 - The Town Board recommended that the easements stay in place and under the control of the Township.

H. Johnson moved second Knutson to close the public hearing. Carried all voting for.

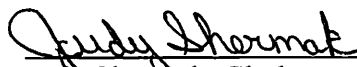
Knutson moved second H. Johnson to approve Resolution 2010-04 Granting vacation of the drainage and utility easement for the swales along the property lines but retaining the drainage and utility easement for the retention pond. Attorney Schieffer was directed to make the necessary amendments to the Resolution document. Motion carried all voting for.

- **PILLAR ACRES SECOND ADDITION PRELIMINARY PLAT** – Sherburne State Bank has submitted a preliminary plat for Pillar Acres 2nd Addition. The preliminary plat changes Outlot A of Pillar Acres to Lot 1, Block 1, Pillar Acres Second Addition. By platting the lot it would be considered buildable. Current zoning is Commercial. The lot meets all subdivision and zoning standards and the Planning Commission recommended approval. H. Johnson moved, second Knutson to approve Resolution 2010-05 Approving the Preliminary Plat for Pillar Acres Second Addition, subject to easement changes per the previous hearing and action, and changing the driveway location for the lot to the east property to allow for better Highway 10 access spacing and a shared driveway. Motion carried all voting for.
- **PILLAR ACRES SECOND ADDITION FINAL PLAT** – Knutson moved second H. Johnson to approve Resolution 2010-06 Approving the Final Plat for Pillar Acres Second Addition with amendments to the drainage and utility easement vacation language on the final plat.. Motion carried all voting for. David Haugen and Scott Berry requested information about commercial uses and potential businesses that would conform to the zoning. The definitions can be reviewed with staff. David presented information on Miller Machine Company, a business interested in moving their location to Pillar Acres. Staff expressed concern that as presented the business appeared more

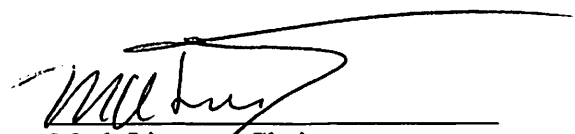
industrial in nature and therefore wouldn't fit the commercial zoning of the property. Mr. Haugen was asked to bring more detailed business information to the Planning Commission for discussion.

- FROHM INTERIM USE PERMIT REQUEST – Rick Frohm is requesting an Interim Use Permit to operate a Golf Cart Sales (outdoors) and Service business at 14747 165th Ave. SE. The property is zoned Commercial. Issues discussed included clean-up, refurbishing and painting the building, and landscaping. Design standards were reviewed. There is three feet from the cement pad to the bottom of windows on Hwy. 10 side. The Hwy. 10 and County Road 11 sides of the building will need to be upgraded to design standards and the other two sides will be painted. Signage and landscaping were also reviewed. Mr. Frohm stated he may lease the whole building and lease back to Gustafson Trailers. He will be doing some fencing in the back for safety. The engineer reported the drainage is sufficient as long as there is no more impervious surfacing is added. The IUP will be for 5 years after approval, or termination of the applicant's lease. He will have approximately 30 carts for sale and 30 private carts for servicing. H. Johnson moved, second Knutson to approve Resolution 2010-07 Granting an Interim Use Permit for Outdoor Golf Cart Sales and Service Located at 14747 165th Avenue as amended to include provisions for architectural improvements restricting the number of vehicles stored outside to 60. Motion carried all voting for.
- MINUTES – Knutson moved second H. Johnson minutes of March 23, 2010 be approved as distributed. Motion carried all voting for.
- OTHER BUSINESS –
 - The Community Growth Options Grant will be discontinuing. The current contract with Community Growth Institute will be revised by Atty. Schieffer to allow for completion of the comprehensive plan amendment by CGI for the amount already remitted to the Township by FOM.
 - Neu reviewed a request by Veit to make a zoning change to Becker Township's Zoning map. The original request was sent to Liz Boyer at 1000 Friends of Minnesota. The county rezoned the 200 acre parcel for landfill expansion to Heavy Industrial. The township's zoning is Agricultural and no rezone application has been to the Joint Planning Board by Veit.
 - An Interim Use Permit request for a Craft/Spiritual Retreat House will be on the next meeting agenda.

Knutson moved, second H. Johnson meeting be adjourned at 8:50 p.m. Carried all voting for.



Judy Shermak, Clerk



Mark Limpert, Chair