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**Becker
Joint Planning Board**

August 24, 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 May 25, 2010
 3. Snake River Cemetery Minor Subdivision
 - Resolution 2010-10
 4. Other Business
- 7:30 p.m.**
5. Adjourn

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BECKER JOINT PLANNING BOARD

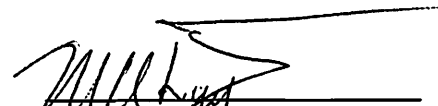
Becker Township Joint Planning Board met on Tuesday, August 24, 2010 at 7:00 p.m. at Becker Township Hall.
Present: Brad Wilkening, Phil Knutson, Mark Limpert, Gary Hammer. Absent: Kevin Rieland
Also present: Kelli Neu, Nick Ziegelmann, Richard Schieffer, and Dave Eccless.
Chair Mark Limpert called the meeting to order at 7:02 p.m.

- MINUTES – Wilkening moved second Knutson minutes of May 25, 2010 be approved as distributed. Motion carried all voting for.
- Dave Eccless Conflict of Interest – Dave Eccless was present to give the Joint Planning Board (JPB) an update on the machine shop that was discussed in April. Mr. Eccless stated that he is working with Mr. Berens on splitting the auction property. Mr. Eccless would like to use Bogart Pederson (BPA) for the engineering, but wanted to make sure that the Joint Planning Board was comfortable with the decision since BPA is the Township engineer. The JPB reviewed a letter from BPA. The JPB did not have any issues with the conflict of interest since everything has been disclosed.
- Snake River Cemetery Administrative Subdivision – Kelli reviewed the request by Alta Norlund, consider an administrative split on her property. Currently the Snake River Church owns a 2 acre parcel of land on Ms. Norlund's property, but the location of the cemetery does not match the legal description. Kelli stated that the Planning Commission recommended approval of the subdivision. **Motion by Hammer, Seconded by Knutson to approve Resolution JPB 2010-10. Motion Carries all voting for.**
- OTHER BUSINESS –
 - Nick updated the Board that the Crossings Church have severed their ties to the Salida Depot, and will be moving forward at another location. The Crossing Church have asked for a partial refund of their application fees. The Board stated that our Ordinances do not allow for partial refunds, and that staff expenses have exceeded the application fee.
 - Mark requested that Attorney Scheiffer research gravel taxes for the Township.
 - Attorney Scheiffer updated the board on the Pillar Ares Second Addition Plat, stating that he is still waiting for the Bank attorney to submit a draft development agreement for the JPB to review.
 - Nick updated the JPB that Hardrives has submitted a Conditional Use Permit application for to construction of a temporary asphalt plant to be located at the Vonco II site in Becker.
 - Kelli reviewed a letter from Sherburne County Zoning Administrator outlining the process we should be taking for the Land Use Permit process. Staff stated that we are currently following the process in the letter, and was unsure why the letter was drafted.
 - Brad stated that he conducted a site inspection of the possible location where Mr. Gustafson was proposing a storage unit. Brad state that the landscaping would not adequately cover the storage unit. The JPB stated that any accessory structures should follow our architectural standards.

Wilkening moved, second Knutson meeting be adjourned at 7:40 p.m. Carried all voting for.



Nick Ziegelmann, Zoning Administrator



Mark Limpert, Chair