

**BECKER JOINT PLANNING BOARD
MEETING MINUTES
AUGUST 25, 2015**

Present: Phil Knutson, Tracy Bertram, Adam Oliver, Gary Hammer, Lucinda Messman

Absent: Brad Wilkening

Also Present: Kelli Bourgeois – Township Attorney, Therese Haffner – Township Planning Staff

Meeting called to order by acting Chair Knutson at 7:05 p.m..

Quorum Verified.

Motion to approve agenda as distributed by Hammer. Second by Oliver. Motion carried, all voting in favor.

Motion to approve April minutes as distributed by Bertram. Second by Oliver. No further discussion. Motion carried, all voting in favor.

It was brought to the board's attention that a reorganizational meeting was not held at the resignation of Vice Chair Limpert in April.

Motion to nominate and elect Phil Knutson to position of Joint Planning Board Chairman by Hammer. Second by Oliver. No further candidates nominated. No further discussion. Motion carried, all voting in favor.

Motion to nominate and elect Gary Hammer to position of Joint Planning Board Vice Chair by Bertram. Second by Oliver. No further candidates nominated. No further discussion. Motion carried, all voting in favor.

CUP APPLICATION – COX PLUMBING

- Haffner reviewed staff memo with board.
 - John Cox, applicant/owner has had business in operation in accessory building for several years now and was unaware he needed a CUP
 - Property is 2.5 acres and zoned General Rural
 - Business allowed as CUP if incidental to principle use and doesn't negatively impact neighborhood.
 - Findings reviewed (see full text on file)
 - Current zoning code states that one full time employee is allowed. In this case, there are two. One compromise – Mr. Cox's son will keep his truck at his own house and drive directly to the job sites. Only one full time employee (in addition to owner(s)) can be engaged on site.
 - The incidental nature of the business requires a limit on the number of people going to the site vs. on site work. This compromise allowed the employee numbers to be as needed, just not working on site.
 - Planning Commission changed applied hours of 7am – 5 pm to 7 am-7 pm to allow for trucks to return later if there is traffic.
 - Neighbors in attendance at Planning Commission are in support of the CUP. One email was read to the board in support of the CUP as well as results of a phone call in support.
- **Motion to approve JPB Resolution 2015-09: A resolution approving a conditional use permit for the purpose of having a plumbing business by Hammer. Second by Bertram. No further discussion. Motion carried, all voting in favor.**

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OTHER BUSINESS

- A possible boundary line adjustment may be coming next month. Two, 10 acre lots are being looked at and various scenarios discussed. Property owner was inquiring as to ability to make a split for one large and one small, but is not sure what that would look like at this time. For subdivisions, 2.5 acres is the minimum and all zoning standards must be met. If this split is made, the result would be to make the one parcel a single piece, not two large ones – if it is legal. The board sees no issues with this possible split.
- After Attorney Schieffer and Clerk Shermak's retirements, an update to appointments for individuals/businesses serving the board is required as was presented as a resolution. **Motion to approve JPB Resolution 2015-10: A resolution making appointments and setting fees for the Joint Planning Board effective August 25, 2015 (see full text on file) by Hammer. Second by Bertram. Discussion:** Q: is this an annual or as needed requirement? A: It will be verified and let everyone know next meeting.
- A notice of violation may need to be issued for 15096 102nd Street, Becker, MN. Appears there is a sanitation business that is not permitted in that area. Staff to investigate and issue NOV/update board next month.
- Review of JPB business since inception of 2009
 - 5 Boundary line adjustments
 - 14 CUP Actions
 - 4 Easement actions
 - 26 IUP Actions
 - 15 Plat Actions
 - 8 Miscellaneous actions (flood ins, comp plan, etc.)
 - 2 Subdivision actions
 - 3 Variance Actions

Motion to adjourn by Oliver. Second by Hammer. No further discussion. Motion carried, all voting in favor. Meeting adjourned at 7:31 p.m..


Phil Knutson, Chair


Lucinda Messman, Clerk

