

**BECKER JOINT PLANNING BOARD  
MEETING MINUTES  
AUGUST 26, 2014**

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Present: Brad Wilkening, Gary Hammer, Tracy Bertram, Jerome Kleis, Lucinda Messman

Absent: Mark Limpert

Also Present: Kelli Bourgeois – Township Consultant, Richard Schieffer – Township Attorney, Amanda Othoudt – Planning and Zoning

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Meeting called to order by Acting Chair.

Minutes from July meeting were presented. Bertram pointed out that she was not present for the July meeting. **Motion to accept minutes as amended by Hammer, second by Kleis. Motion carried, all voting in favor.**

**Foquette Home Occupation IUP**

- PID 05-122-4400
- Draft Resolution 4-17 was presented to the board.
- Staff memo reviewed (see file for contents).
  - This 10 acre parcel is zoned general rural.
  - Plan is for internet and face to face sales of fire arms and gun smithing.
  - ATF licensed
  - Currently lives in Big Lake. Sherburne County approved 12-3-2013
  - TPC heard public comment – general questions were addressed
  - TPC recommends approval of draft resolution 2014-17
- Board comments
  - Concerns regarding safeguarding equipment – these are addressed in the resolution
  - Questioned what the property owners concerns were and Foquette relationship. Discussion of why the move to Becker and timing. Mr. Foquette indicated that he is planning to close on Friday contingent upon this approval. One neighbor's had concern over possible noise. This was discussed. There will not be a shooting range.
  - How about discharging of firearms for other purposes – there will not be any commercial discharge of fire arms/no siting in. The only shooting would be Mr. Foquette and his family.
  - Signage – Mr Foquette does not plan to have any signage on the property
  - Question regarding township businesses – are there a lot that operate out of homes? Yes, as long as they are out of house/attached garage only.
    - If there are no customers at the site, there is no permit required
    - Is it standard for residents to ask permission? No. In this case it is due to the nature of this particular business and zoning district.
    - In agriculture district, can use accessory structures for business
    - Volume and property impact also determine if permit is required
    - In this instance and IUP) is required or staff would not permit this type of business in general rural
    - Other business types/models discussed
  - Is this different in the city? Yes. The city requires permits if the business eventually picks up

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- **Motion to approve Resolution 2014-16: A resolution granting an interim use permit for a retail firearm sales and repair shop located at 11250 173<sup>rd</sup> Avenue by Bertram, second by Kleis.**
  - Discussion: Error in number on draft and agenda noted
- **motion amended to read Resolution 2014-17 by Bertram, second by Hammer.**
  - Discussion regarding insurance
- **Motion carried, all voting in favor**

Ordinance 2014-04: Update to zoning map

- No Industrial II noted on our zoning map legend, though it is discussed in the comp plan.
- Updated maps distributed to board (see comp plan for current map with the medium purple color for Industrial II)
- Dick will amend ordinance wording as noted (see text in ordinance)
- This is a legend change only. The map is not changing as we do not have any Industrial II zoned land at this time.
- **Motion to accept the Ordinance 2014-04 amending the map and with the changes Mr. Schieffer indicated by Hammer, second by Bertram.**
  - Discussion – zoning classifications – do we have a map showing each properties classification? Yes, it is the new map. [Reference: also one on township wall]
  - **Motion carried, all voting in favor.**

Mining CUP – Richard Schieffer discussed with board

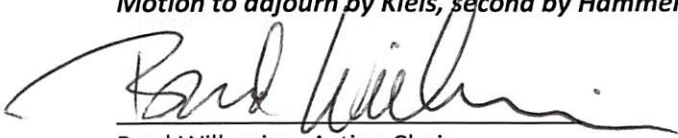
- Curt Hoffman (Veit/Vonco II) sent the document (in file) to Amanda as he would like the Town to re-adopt this permit. They have been operating under it since 2009.
- County won't record the permit
- Recommendation by Town Attorney – don't adopt it yet. We need copies of the documents then we will record. Mr. Schieffer will go through the documents and if they are doing as they should, the JPB should adopt a resolution stating that these documents exist. At that point, they can be recorded. The plan is to bring this back to the next meeting.
- Per Mr. Schieffer – the CUP doesn't need to be recorded, but they (Vonco II/Veit) want it official.
- This is a done deal, but the recording never happened.

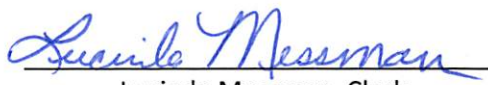
Mining moratorium ordinance discussed. Kelli will be drafting language for our first draft mining ordinance. Plan is for this draft to be ready in September

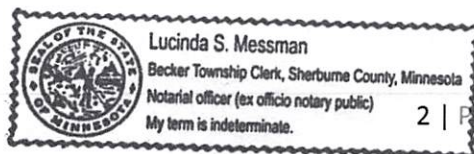
Board directed Mr. Schieffer to find out why the County didn't/wouldn't record this CUP.

Question regarding Ms. Bourgeois presence at the meeting. The township has a contract with her (she has been hired as a consultant by Becker Township).

***Motion to adjourn by Kleis, second by Hammer. Motion carried, all voting in favor.***

  
Brad Wilkening, Acting Chair

  
Lucinda Messman, Clerk



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