

**Becker
Joint Planning Board**

January 26, 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 December 22, 2009
 3. Witt Conditional Use Permit request
 4. Other Business
- 8:00 p.m.**
5. Adjourn

JANUARY 26, 2010
BECKER JOINT PLANNING BOARD

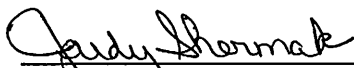
Becker Township Joint Planning Board met on Tuesday, January 26, 2010 at 7:00 p.m. at Becker Township Hall. Present: Brad Wilkening, Mark Limpert, Phil Knutson, Kyle Johnson, Judy Shermak. Absent: Kevin Rieland.

Also present: Kelli Neu, Nick Ziegelmann, Dick Schieffer-Atty., Bevin Mitchell, Jesse Witt, T. Vander Eyk-Engineer.

Chair Mark Limpert called the meeting to order at 7:05 p.m.

- MINUTES – Knutson moved second Wilkening minutes of December 22, 2009 be approved as distributed. Motion carried all voting
- WITT CONDITIONAL USE PERMIT – Nick reviewed the request by Jesse Witt for a CUP to construct a 2500 sq. ft. auto repair shop and used auto and truck sales lot at 14833 164th Ave. SE. The property is owned by Bevin and Diane Mitchell and currently zoned commercial. Conditions discussed included:
 - 164th Ave. is to be constructed to township standards. Limpert explained the town board will cost share for a rural standard construction. Bevin Mitchell requested that he do the grading and base work and the township do the paving as cost estimate for both is approximately the same. Eyk explained the costs for class 5, culvert, two drainage structures, two layers of asphalt, and drive off curb around the cul-de-sac. Estimate is for a 9 ton road.
 - Will the pond require fencing? A standard chain link fence, 6 feet high with 10 foot gate, 680 linear feet cost is approximately \$7500. Approximately ¾ of the pond is on Mitchell property and ¼ on Chico's. Question was asked is the town could install the fence and assess all benefited owners. Atty. Schieffer stated the town does not have statutory obligation to fence. Mitchell stated the pond does not hold water for any long length of time.
 - Nick reviewed all other conditions.
 - Wilkening moved, second Knutson to approve Resolution JPB 10-01 Granting a Conditional Use Permit for a Repair Shop and Used Auto and Truck Sales Business Located at 14833 164th Avenue as Requested by Jesse Witt. Condition #1 is to be changed to reflect the switch in road construction obligations between Mitchell and the Township. Motion carried all voting for.
- OTHER BUSINESS –
 - Kelli discussed a request for a variance received. She has not been able to find any records of original variance at the county.

Knutson moved, second Wilkening meeting be adjourned. Carried all voting for.



Judy Shermak, Clerk



Mark Limpert, Chair