

**Becker
Joint Planning Board**

January 24, 2012

**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 November 22, 2011
 3. Division and Rearrangement Ordinance
Ordinance 2012-01
 4. Dean Johnson boundary line adjustment
Resolution JPB 2012-01
 5. TJ Energy Wind Generator Conditional Use Permit
Resolution JPB 2012-02
 6. Other Business
Land Use Permit fee and regulations
- 8:00 p.m.**
7. Adjourn

JANUARY 24, 2012
BECKER JOINT PLANNING BOARD

Becker Township Joint Planning Board met on Tuesday, January 24, 2012 at Becker Township Hall. Present: Gary Hammer, Brad Wilkening, Phil Knutson, Tracy Bertram, Judy Shermak. Absent: Mark Limpert.

Also present: Kelli Neu & Nick Ziegelmann-Zoning Administrators, Dick Schieffer-Atty., Dean Johnson.

Acting Chair Brad Wilkening called the meeting to order at 7:00 p.m.

- MINUTES – **Bertram moved second Knutson minutes of November 22, 2011 be approved as distributed. Motion carried all voting for.**
- DIVISION AND REARRANGEMENT ORDINANCE – Verbiage changed amending the Joint Planning Board Land Use Regulations was explained by Neu and Atty. Schieffer. The ordinance will read:

Subdivision, Boundary Adjustment: The division of one or more lots of record for the purpose of combining a portion or portion thereof with other lots of record, without creating additional lots and provided that no additional nonconforming lots shall be created, nor shall any existing nonconformity be increased nor any new nonconformity be created.


Boundary lines may be changed but total acreage must remain the same. The Planning Commission recommended approval. **Bertram moved, second Hammer, to adopt Ordinance 2012-01 Amending the Becker Joint Planning Board Land use Regulations. Motion carried all voting for.**

- DEAN JOHNSON BOUNDARY LINE ADJUSTMENT – Dean Johnson, applicant and Donald and Virginia Johnson, owners submitted a subdivision application for the division and rearrangement of 3 parcels located at or near 12080 97th St. SE. The application is for a boundary line adjustment. Property is zoned Agriculture and they have submitted a survey in which the 3 existing lots will be adjusted to only have 2 parcels. The purpose is to remove the irrigated farm field from the homesteaded property to accommodate an irrigation pivot. No additional non-conforming lots will be created. A Public Hearing was held at the January Planning Commission Meeting and the board recommended approval. There were no comments from the public. **Hammer moved second Bertram to approve Resolution JPB 2012-01 Granting A Boundary Line Adjustment for Dean Johnson. Motion carried all voting for.**
- TJ ENERGY WIND GENERATOR CONDITIONAL USE PERMIT – TJ Energy LLC, applicant, and Thomas Hammer Jr., owner have submitted a conditional use permit application to allow for a 120 foot wind generator to be established at the corner of TH 10 and 137th St. SE. The property is currently zoned Agriculture. Gary Hammer explained his conflict of interest as Tom is his brother, but would participate in the discussion. Tom Hammer could not be there because of another meeting he needed to attend. The wind generator will be used for his farming operations. The proposed site map meets or exceeds all accessory structure setbacks from either TH 10 or 137th St. SE. The structure is 120 feet from the corner of TH 10 & 137th St. SE, and maximum height to the top of the blade will not be greater than 135 feet. Gary Hammer explained how it will operate. Tom is applying for a grant and would like local government approval in the course of that process. A Public Hearing was held at the January Planning Commission Meeting and the board recommended approval. There were no comments from the public. **Bertram moved second Knutson to approve Resolution 2012-02 Granting a Conditional Use Permit For A Windpower Management Tower As Requested By TJ Energy LLC. Voting for: Bertram, Knutson, Wilkening. Abstain: G. Hammer. Motion carried.**

• OTHER BUSINESS/UPDATES –

- Staff received a call from the Sherburne County Assessor's Office regarding construction of agricultural buildings and permitting. They felt the Township should be issuing Land Use Permits for these so they are better able to track buildings for taxing purposes. Planning Commission Board felt it was not necessary at this time. Atty. Schieffer advised permits for agricultural buildings are not required legally, as provided by State Statute, and any change would be a policy decision. The JPB Board concurred.
- The County Assessor requires copies of Township permits. Becker City and Township will be charging for copies as the County charges a fee when copies of documents are requested from them. All government entities are allowed to do so per State Statute. The County Assessor is objecting to the charges. JPB agreed with the current policy of charging for copies.
- Gladys Erickson Family will be presenting a plat at the March meeting for splitting off 12.5 acres. The property is currently zoned General Rural.

Bertram moved, second Knutson meeting be adjourned at 7:50 p.m. Carried all voting for.



Judy Shermak, Clerk



Brad Wilkening, Acting Chair