

**Becker
Joint Planning Board**

July 23, 2013

**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 June 25th, 2013
 3. Ron Hubbard Variance Request / Easement Vacation Request Public Hearing
 - Resolution 13-02
 - Resolution 13-03
 4. Comprehensive Plan Review
 5. Other Business
- 8:00 p.m.**
6. Adjourn

Becker Joint Planning Board
Minutes
July 23, 2013

Present: Brad Wilkening, Chair, Gary Hammer, Rick Henderickson, Tracy Bertram, Lucinda Messman

Absent: Mark Limpert

Also Present: Kelli Neu – Planning and Zoning, Ron & Gayle Hubbard

Meeting called to order at 7:03 p.m. by Chair Wilkening.

Motion to approve the minutes as distributed by Bertram, second by Hammer. Motion carried, all voting for.

Ron Hubbard Variance Request – Kelli Neu

- Variance request moving forward, Resolution 13-02 – Denial of variance request was passed by the Planning Commission.
- Easement Vacation – they are on a timeline (speed). Resolution 13-03 put forth to combine the property. It would allow an easement vacation of 10 feet and they will put the easement on the other side of the property line, moving it west by 10 feet. This is actually better for the township anyway and allows them to continue with their addition.

PUBLIC HEARING FOR EASEMENT VACATION REQUEST OPENED AT 7:08 P.M. note – there is not a recording for this session.

- Legal description – no affect on lot 9
- JPB asked Hubbard's to grant an easement along lot 9 (paperwork distributed to board, copy attached to minutes). Hubbard's agreed to this.
- Eyk or Dick will write the legal description for the actual resolution wording.
- Motion to close the public hearing by Bertram, second by Hammer. Motion carried, all voting for.

PUBLIC HEARING FOR EASEMENT VACATION REQUEST CLOSED.

Resolution 13-01 (Denial of Variance Request from Hubbards) from the Planning Commission meeting was passed around for board members to read.

Motion to accept Resolution 13-02 **Kelli, I need to get the right title here, then will finish minutes** 😊. By Hammer, second by Bertram. No further discussion. Motion carried, all voting for.

Resolution 13-03 presented to the planning commission. This resolution includes the required different 10 foot easement and ends up granting 20' easement in total.

Q: Since the easement is in place now, if sold, what happens? A: Easement stays no matter who owns the property. It will be in the title work.

Motion to accept Resolution 13-03 **TITLE NEEDED** by Hammer, second by Hendrickson.
Motion carried, all voting for.

Discussion regarding building permit – should it be attached or is formal action needed?

Kelli will issue the Building Permit based on our action tonight. The certificate of occupancy will be withheld if something is not completed as indicted. Building permit to be issued to help with timing of the project.

Addendum to motion (**double check wording**)

Motion to approve Resolution 13-03 addendum to add the wording, “Building Permit may be issued immediately, but the certificate of occupancy is to be withheld until easement title work is completed. “ Motion carried, all voting for

Ron Hubbard will keep Kelli in the loop regarding progress with the county.

Comp Plan Review – update – maps have been turned into Eyk to mark up.

At the next Planning Commission meeting, there will be a Public Hearing on the comp plan draft. Broad language is to be added regarding height/safety and environmental concerns of buildings.

Clerk to find old photos of the township. If anyone else has some, please forward.

Other business:

Town Line roads – the issue is that it is not clear as to who is to care for and such. Township does gravel as city doesn't have the correct equipment to handle gravel. City is to be plowing.

97th Road North of the 2 gravel roads by the city compost – needs gravel – cost should be shared?

Border roads – Fossen Fields – developer was to develop the road, issue – can't assess back to the developer. However, they are almost done with this area and Phase II is under Progressive Builders (they bought and are to put the road in, but not until they have the area developed). Progressive should get this done ok as they know how things are to go.

107th at the golf course is still gravel

Should we create written agreement for these roads between the township and the city? Maybe now would be a good time to list these out and who does what. Right now we have nothing in writing and we need to fix this so it is clear cut where responsibility lies.

Gravel notes – gravel is only good for so many trips, then it needs to be replaced. Goal? Make the gravel roads passable for the citizens with goal of eventually paving to decrease maintenance costs. For now we need more gravel base to help the roads (122, 154, 127 are three of them).

Kelli has snowplow records. Township clerk and treasurer have gravel records. The three will get the information together on the roads desired. At one point city was being billed but they said the work wasn't completed so they didn't pay the bill.

Substantial gravel is needed and there was a disagreement as to who would pay so none was put down. Gary will check with Eyk and get an estimate of the cost for gravel to improve the roads. Gary cannot participate in the agreement due to one of the roads being in front of his house, but the citizens call him regarding the bad road.

Plan is to get the road improved by fall. Figure out who is actually checking that this work is being complete.

There should be a gravel road writing around May of 2012 – clerk will research.

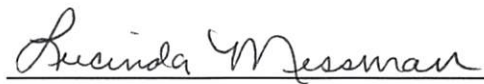
Eyk can give roads, lengths, etc.. Joe Danielson can speak to the road plowing/etc.

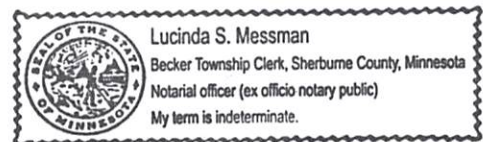
Kelli and Joe will meet and get things started.

Other business – none

Motion to adjourn by Hendrickson, second by Bertram. Motion carried, all voting for.


Brad Wilkening, Chair


Lucinda Messman, Clerk



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If you are a new taxpayer, you will need to provide your own information.
For more information, visit www.irs.gov.



Linda S. Messner
Deputy Assistant Secretary for Tax Policy
Internal Revenue Service