

**Becker
Joint Planning Board**

March 22, 2011

**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 February 22, 2011
 3. Highland Acres Preliminary Plat
 - Resolution JPB 2011-03
 4. Highland Acres Final Plat
 - Resolution JPB 2011-04
 5. Other Business
- 7:30 p.m.**
6. Adjourn

MARCH 22, 2011
BECKER JOINT PLANNING BOARD

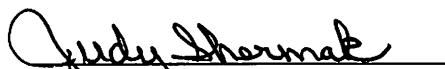
Becker Township Joint Planning Board met on Tuesday, March 22, 2011 at Becker Township Hall.
Present: Mark Limpert, Brad Wilkening, Gary Hammer, Phil Knutson, Tracy Bertram, Judy Shermak.
Absent: None.

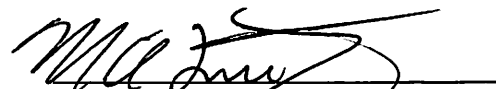
Also present: Kelli Neu-Zoning Administrator, Dick Schieffer-Atty., Cole Petroske, Craig Wensmann-Bogart & Pederson Engineers.

Chair Mark Limpert called the meeting to order at 7:00 p.m.

- MINUTES – Wilkening moved second Knutson minutes of February 22, 2011 be approved as distributed. Motion carried all voting for.
- HIGHLAND ACRES PRELIMINARY PLAT – Highland Bank, owner, and Cole Petroske, applicant, have submitted a preliminary plat for Highland Acres subdivision. This is a two lot subdivision, located in Sec. 23, Twp. 34, Rg. 28, and currently zoned General Rural. The plat is the northern section of a 40 acre parcel and meets all of our subdivision and zoning standards. The staff and Planning Commission also recommended as a condition of plat approval that a road easement be established and recorded by Highland Bank to provide access to the property to the west of the plat to ensure it is not land locked. The easement would be on the lower 20 acres, connect to 185th Avenue SE, and not part of the plat. The proposed easement would not work as a township road as the triangle of land connecting to 185th Avenue SE would need to be realigned to meet township minimum radius standards. The Planning Commission recommended recording an access easement, negating future use as a public road. Hammer stated there is a site line issue with driveways across the road and the Township engineer will have to approve driveway accesses. **Knutson moved second Hammer to approve JPB Resolution 2011-03 Granting the Approval of the Preliminary Plat for Highland Acres. Motion carried all voting for.**
- HIGHLAND ACRES FINAL PLAT – **Wilkening moved second Knutson to approve JPB Resolution 2011-04 Granting Approval of the Final Plat for Highland Acres, with the same conditions as the Preliminary Plat. Motion carried all voting for.**
- OTHER BUSINESS –
 - Limpert updated the board on Chris Gustafson's request to amend the IUP for Adventure Sales/Gustafson Trailers on Hwy. 10 and County Rd. 11. The proposed by-pass will not be funded for many years a permanent Conditional Use Permit may be warranted. He did not meet the deadline for next month for application for an amendment.
 - Neu is working on a draft for the Comprehensive Plan Update and will send a copy to the consultant. The plan will be reviewed at the April meetings.
 - Cole Petroske asked about land required to be dedicated for parks or other public use, and could the access easement be used instead for the dedication. It was explained that 10% of the land must be dedicated, or fees of \$1800 per lot be paid, which would be used in other areas of the township.

Bertram moved, second Wilkening meeting be adjourned at 7:34 p.m. Carried all voting for.


Judy Shermak, Clerk


Mark Limpert, Chair