

**Becker
Joint Planning Board**

March 23, 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 February 23, 2010
 3. Dahlke Variance request
 4. Other Business
 - Edling Update
 - Next Meeting Items:
 - Pillar Acres 2nd Addition preliminary and final plat
 - Frohm Interim Use Permit request
- 7:30 p.m.**
5. Adjourn

MARCH 23, 2010
BECKER JOINT PLANNING BOARD

Becker Township Joint Planning Board met on Tuesday, March 23, 2010 at 7:00 p.m. at Becker Township Hall. Present: Mark Limpert, Brad Wilkening, Gary Hammer, Phil Knutson, Kevin Rieland, Judy Shermak. Absent: None.

Also present: Kelli Neu, Nick Ziegelmann, Dick Schieffer-Atty., Scott Dahlke.


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

- MINUTES – Hammer moved second Knutson minutes of February 23, 2010 be approved as distributed. Motion carried all voting for.


- SCOTT DAHLKE VARIANCE REQUEST – Kelli reviewed request for a 30' front yard setback variance to construct an addition and porch onto the existing single family residential structure at 17152 172nd Ave. SE. Staff had originally recommended approval for addition but not the porch. Several neighbors conveyed they were not opposed to the project. The Planning Commission recommended approving both because of the following hardships:
 - The property was granted a variance by Sherburne County in 1996 in order for the property to be used for a buildable single family residential use.
 - The topography of the land does create a hardship for the property.
 - The noise from County Road 11 impedes the use of the rear yard.Rieland questioned the noise hardship. There is excessive traffic and rumble strip noise from County Road 11. Hammer moved second Wilkening to approve Resolution 2010-03 Granting Approval of a Front Yard Setback Variance Request for the Property at 17152 172nd Avenue SE. Motion carried all voting for.

- OTHER BUSINESS –
 - The Edling family had requested information on the procedure of splitting of and deeding 2-1/2 acres by Jerome and Anita Edling's home. The plans are to build a handicap accessible home for Mark and Jennifer Edling. If the land is not owned by Mark and Jennifer at this time a home can be built without rezoning. The land will eventually be split three ways and changes could be made then. Jeff Edling conferred with Kelli and they will be starting construction soon.
 - Pillar Acres 2nd Addition preliminary and final plat will come before the board at the next meeting.
 - Frohm Interim Use Permit request will also be on the agenda. The request is to sell and service golf carts at the Hwy. 10 and County Road 11 site, sharing it with Gustafson Trailers. Signage and building façade need to be addressed.
 - Nick received a call from Greeley Company looking for a distribution point with rail on 7 to 10 acres. They produce road deicer and will need three ponds. Suggestion was made to check with Vonco and Xcel Energy regarding the former Graning farmsite.

Wilkening moved, second Knutson meeting be adjourned at 6:30 p.m. Carried all voting for.



Judy Shermak, Clerk



Mark Limpert, Chair