

**Becker
Joint Planning Board**

March 26, 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 February 26, 2013
 3. Comprehensive Plan Review
 4. Other Business
- 7:30 p.m.**
5. Adjourn

Becker Township Joint Planning Board Minutes | 2013

Members Present: Gary Hammer, Rick Hendrickson, Tracy Bertram, Brad Wilkening

Members Absent: Mark Limpert

Also Present: Richard Schieffer – Township Attorney, Kelli Neu – Zoning Administrator,
Amanda Fiedler – Community Development Coordinator

Meeting called to order at 7:00 p.m. by acting chair Wilkening

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

Comprehensive Plan – On track to finish by July. Natural Resources Section distributed tonight for review.

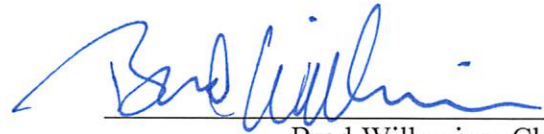
- Overview of geography, topography, wetlands, windbreaks, sand plains. Wetlands and Shore land management is still done with the county. Though the DNR recommends that the township not get involved in shore land management doesn't mean we cannot.
- Parks and Land use/transportation will be handed out for review next time
- Public hearings at the Joint Planning Board and Planning Commission levels will be required before the comp plan is finalized.

Other business

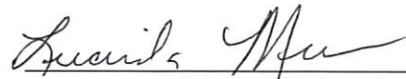
- 85' Ham Radio Tower
 - David Johnson on 173rd wants to build a Ham Radio Tower in his backyard. He has 2.5 acres and we do allow them with CUP's. Once payment is made, notice will be posted. At the May Planning Commission meeting will have everyone within 500 feet notified.
 - Q: Do we have adequate tower setbacks to ensure if the tower fell it would not affect neighboring properties? A: Yes and his (David Johnson's) plan allows for more than is required
 - Q: does this impact cell phones? A: Not, it won't affect cell phone service as it uses other frequencies.
 - Side note – if his antenna was less than one meter in diameter, he wouldn't even need a CUP. All his paperwork has been in great order and he is filing everything appropriately.
- Kasowski Variance Request went to BTB as they want to add a second story. Original house was built before shore land ordinance so they need a variance and they meet our floodplain ordinances. The BTB sent a favorable recommendation to the County.
- Excel Ag Use Meeting – this was all completed and approved at the county level before the city or township were notified. There was no public hearing. The city is not happy about the County's decision either. \$8500 decrease in tax funding for the city, \$5500 decrease in tax funding for the township. The decision was made at the county level with no input from local areas. All of Xcel's property within the EQB is exempt from local planning and zoning authority and since the lands being reclassified are outside the required buffer and are being farmed, the County determined they should be taxed as Ag instead of based on their highest and best potential uses.

Becker Township Joint Planning Board Minutes | 2013

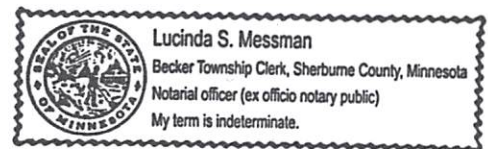
Motion to adjourn meeting by Hammer, second by Bertram, motion carried all voting for.



Brad Wilkening, Chair



Lucinda Messman, Clerk



My term is indeterminate
Notarial Officer (a public body)
Barbara S. Messman
Notary Public, Essex County, Massachusetts

