

**Becker
Joint Planning Board**

November 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 September 28, 2010
 3. Ordinance Amendments – Ordinance 2010-01
 - **Driveway Access Requirements**
 - **Accessory Structures**
 4. 2011 Fee Schedule
 - Resolution JPB 2010-12
 5. Other Business
 - Deb Johnson IUP Amendment
 - SAFE Liquor Signage
 - Comprehensive Plan Update
 - Vehicle Holding Request
- 8:00 p.m.**
5. Adjourn

NOVEMBER 23, 2010
BECKER JOINT PLANNING BOARD

Becker Township Joint Planning Board met on Tuesday, November 23, 2010 at Becker Township Hall. Present: Mark Limpert, Brad Wilkening, Gary Hammer, Kevin Rieland, Judy Shermak. Absent: Phil Knutson.

Also present: Nick Ziegelmann, Dick Schieffer-Atty.

Chair Mark Limpert called the meeting to order at 7:08 p.m.

- MINUTES – Wilkening moved second Rieland minutes of September 28, 2010 be approved as distributed. Motion carried all voting for.
- ORDINANCE AMENDMENTS - Nick reviewed Ordinance 2010-01 Amending Becker Joint Planning Board Land Use Regulations.
 - Access Requirements, Sections 1 and 2 -Driveways within the Ag and General Rural Zoning Districts are not addressed in our Code of Ordinances. Discussion on final approval authority and whether it should be the Town Board or the JPB. Should Town Board have input after township engineer reviews and recommendations made to the JPB? Atty. Schieffer said he could draft an ordinance for the Town Board to exercise the authority. The permit process needs to go through the zoning code and JPB. Discussion on the time limit for review and comment by the Town Board before the JPB meeting. The Board determined that the Township Engineer will have approval authority through the permitting process with any appeals to be brought to the Joint Powers Board.
 - Accessory Structures, Section 3 –The maximum size or total amount of area that accessory structures may consume is currently not addressed in our Code of Ordinances. The County allows for a maximum accessory structure size of 1200sf for property less than 2.5 acres, maximum accessory structure size of 1800sf for property under 5 acres, and no maximum size for property over 5 acres in size. The Planning Commission recommended adopting the same requirements as the County. The need for a Temporary Accessory Structure Ordinance was also discussed.

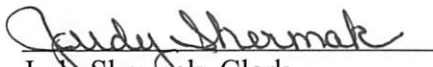
Hammer moved, second Wilkening to adopt Ordinance 2010-01 as amended with Township Engineer to have approval for access requests with any appeals to come before the JPB. Motion carried all voting for.

- 2011 FEE SCHEDULE – Nick reviewed Resolution JPB 2010-12 Setting Fees and Charges for 2011 for the Joint Planning Board. Changes were: 1) Driveway Access Permit-\$110fee and \$100 deposit, 2) Gravel Mining Monitoring Fee-\$15/acre based on total acreage, 3) Remove Building Permit Fee Schedule as it is regulated by Town Board. **Hammer moved second Wilkening to approve Resolution JPB 2010-12. Motion carried all voting for.**

• OTHER BUSINESS –

- Debra Johnson is requesting a change in the number of occupants in her Craft/Spiritual Retreat IUP from 8 to 12 and is waiting for state approval. She would also like to be open year round rather than May to September.
- A complaint was received regarding SAFE Bait & Liquor's plywood sheeting being used for banner signs. Research will be done on whether it is considered temporary.
- The Comprehensive Plan is moving forward. A first draft was received at the last Planning Commission meeting.
- A request for a Vehicle Holding Lot was received for Hwy. 10 and Cty. Rd. 11 lot. Improvements that would have to be made to the building were explained to the applicant and no action taken.
- Discussion on whether Gustafson Trailer IUP defines rental equipment. Nick will research.

Wilkening moved, second Rieland meeting be adjourned. Carried all voting for.



Judy Shermak, Clerk



Mark Limpert, Chair