

**Becker
Joint Planning Board**

November 26, 2013

**Becker Town Hall
12165 Hancock Street
Becker MN 55308**

Agenda

- 7:00 p.m.**
1. Call Joint Planning Board Meeting to Order
Minutes - August 2013 - Pass
 2. Minutes of October 22nd, 2013
 3. Chris Gustafson IUP Amendment Request
 4. Other Business
- 8:00 p.m.**
5. Adjourn

**BECKER JOINT PLANNING BOARD
MEETING MINUTES
NOVEMBER 26, 2013**

Present: Mark Limpert-Chair, Brad Wilkening, Tracy Bertram, Gary Hammer, Rick Hendrickson, Lucinda Messman

Also Present: Kelli Neu, Scott Dalke – Civil Engineer for Chris Gustafson, Amanda Fielder, Chris Gustafson, Melissa Bieber

Meeting called to order at 7:03 by Chair

Motion to approve August minutes as amended by Bertram, second by Hammer. Motion carried, all voting for.

Motion to approve October minutes by Hendrickson, second by Hammer. Motion carried, all voting for.

Gustafson IUP Amendment Request – Kelli Neu

- Kelli reviewed the Planning Commission memo of November 7, 2013 and request of amendment
- Public hearing held November 7, 2013 – Planning Commission recommended denial of amendment at this time as items have not been met
- 2009/2011 IUP's required a site plan. Site plan recently begun by Scott Dalke – Eyk said they need MPDS permit and contoured site plan. Site plan will be completed soon – time constraints
- Good start for Gustafson
 - Landscaping installed
 - Cleared trailers from right-of-way
 - Trailers off green space
 - Hired Scott Dalke to complete a site plan
- Draft Resolution presented regarding Gustafson meeting requirements within six months or IUP will not be renewed
- Scott Dalke mentioned he sees no issues regarding site design now that he understands what needs to be completed and will follow up with Eyk. Base site plan dated 11/21/2013 is on file in the Gustafson IUP file
 - Old foundation in proposed area – needs work because it is grown over
 - Scott would like to go forward with a conditional approval – subject to town engineer approval or see if we can table the decision regarding approval or denial of IUP amendment request until he has a chance to fix the items Eyk requested.

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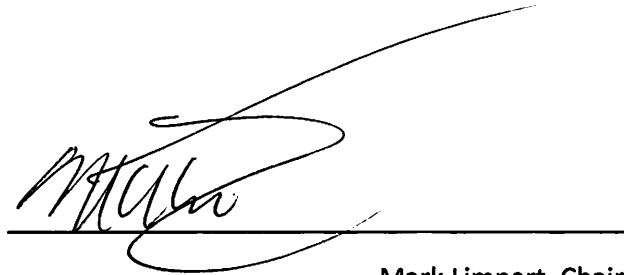
- Discussion
 - It has been 8 days since Planning Commission meeting. While it is great to have an engineer now and things are looking good, these requirements were not met in previous years.
 - Current IUP expires 12/2014.
 - **Motion to deny IUP extension (see full text of Resolution 2013-04) by Hammer, second by Hendrickson.**
 - Discussion
 - Chris was asked if he had seen the resolution – Yes, he has
 - Chris asked if he wanted to speak to these items? Yes
 - Redirect to keep at approve or disapproval of motion at this time. Items not all addressed and they need to be before this is discussed again.
 - Concern as 2009-2011 – nothing was done after original agreement to bring into compliance.
 - **Motion carried, all voting for Resolution 2013-04.**
 - Board recommended to come into compliance within six months and then re-approach with amendment request.
 - Chris – has one year with current township IUP remaining. He stated his rent had tripled and he now has the whole property. Owner wants to sell the property. Q: do you know the owners expectations? A: No reply coming back. Q: is owner speculating – location is great.
 - Hard surface is not a condition required back when he did the IUP because asphalt is very expensive for a person renting.
 - Board reminded Chris that he has time. One member suggested taking three months, show compliance and plan to stay compliant.
 - Another member suggested it may be time to move on based on tax base/jobs.
 - Chris stated he had the county do the survey and draw lines and indicate where he is and is not allowed to park. He disagrees that he has had vehicles in the right-of-way.
 - Sign is allowed on site. It can occur without issue and more gravel can be done in the original site area as long as a site plan is drafted by a civil engineer and the town engineer approves. Activity can continue. Number of trailers is unlimited. Commercial vehicle limit – 5. Passenger vehicle limit – 15.
 - Sign permit – work with staff. LED is allowed in code, flashing is not.
 - Fulfill the agreement – become compliant and will stand a better chance when re-applying for amendment to IUP
 - The property is for sale.

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Other Business

- Toured Full Circle Facility
 - Nicely kept
 - Much smaller than plan for this site
 - Pulled up – there is an odor
 - In building – really bad
 - Kelli requested a copy of EAW and truck counts and truck volume audit from the county and an update request on current court cases
 - Wonder about monthly user fees (Elk River does this but has an easier method of assessing than we would)
- Any other funding sources? Language is included in comp plan in case it becomes an option.
- Road tour – need another conversation
- Comp Plan – draft received today. Staff reviewing now and hoping to have ready next meeting
- Element Arms – opening Black Friday – no shooting range yet

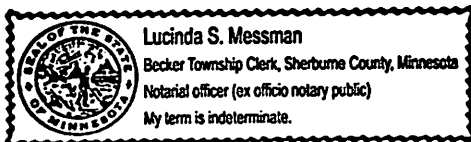
Motion to adjourn by Bertram, second by Hammer. Motion carried, all voting for.



Mark Limpert, Chair



Attest: Lucinda Messman, Clerk



My name is Lucinda
Notary Public for the State of Minnesota
Becker Township, Cook, Stearns County, Minnesota
Lucinda S. Messman

