

**Becker  
Joint Planning Board**

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**October 25, 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 September 27, 2011
  3. Knife River Interim Use Permit  
Resolution JPB 2011- 10
  4. Gustafson Interim Use Permit Amendment  
Resolution JPB 2011-11
  5. Updates
    - Arrangement and Division Ordinance
    - SSTS Ordinance
    - PCI Interim Use Permit
- 8:00 p.m.**
6. Adjourn

OCTOBER 25, 2011  
BECKER JOINT PLANNING BOARD

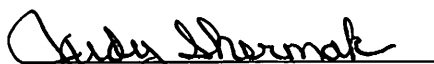
Becker Township Joint Planning Board met on Tuesday, October 25, 2011 at Becker Township Hall.  
Present: Mark Limpert, Gary Hammer, Brad Wilkening, Phil Knutson, Tracy Bertram, Judy Shermak.  
Absent: None.

Also present: Kelli Neu & Nick Ziegelmann-Zoning Administrators, Dick Schieffer-Atty.

Chair Mark Limpert called the meeting to order at 7:04 p.m.

- MINUTES – Hammer moved second Knutson minutes of September 27, 2011 be approved as distributed. Motion carried all voting for.
- KNIFE RIVER INTERIM USE PERMIT – Knife River is a subcontractor for PCI Roads for the Highway 10 reconstruction project. They submitted an interim use application for the crushing, stockpiling, hauling of asphalt and concrete on the RD Offutt property in Sec. 5, Twp. 33N, Rg. 28W. Knife River started operations after the Planning Commission recommended approval, but before final approval was given by the JPB. Staff reported copies of required permits have not been received, no silt fence is installed for erosion control, and NPDES permits are outdated. Atty. Schieffer explained if the process of possibly shutting down was pursued we would have to go to court. Limpert asked if the Township could set up a fine and fee schedule for enforcement. Atty. Schieffer advised against it as it would be too complicated. Discussion on temporary restraining order and methods of enforcing zoning ordinances. Neu will notify PCI of violations and corrective actions needed. The IUP can be approved with all conditions in it and contingent upon signed Developer's Agreement. Atty. Schieffer will draft the agreement which will have to be approved by the Town Board. **Hammer moved, second Wilkening, to approve Resolution 2011-10 Granting an Interim Use Permit for Stockpiling and Hauling of Asphalt and Concrete at the Property Located in the Northeast Corner of Section 5, Township 33N, Range 28W, as amended to include a signed Developer's Agreement and all required permits are obtained. Motion carried all voting for.**
- GUSTAFSON INTERIM USE PERMIT AMENDMENT – Nick reviewed the amendments requested by Chris Gustafson for operating an outdoor auto and trailer sales business located at 14747 165<sup>th</sup> Ave. SE. The property is zoned Commercial. The request is to increase the sales area, trailer rental, maximum of 3 boats on trailers for sale, one dock assembly for sale, and a maximum of 12 off-road vehicles (snowmobiles, ATV, golf cart, etc.) Mr. Gustafson has been informed that requirements will be changed to a Conditional Use Permit when the IUP expires in December, 2014, and the property will have to be brought up to CUP code by then. **Bertram moved, second Wilkening, to approve Resolution 2011-11 Granting an Amendment to the Existing Interim Use Permit for Outdoor Auto and Trailer Sales Located at 14747 165<sup>th</sup> Avenue SE. Motion carried all voting for.**
- OTHER BUSINESS/UPDATES –
  - The Sub-Surface Treatment Ordinance was approved at the August Town Board Meeting.
  - PCI Roads has applied for an IUP for a temporary batch plant for the Highway 10 reconstruction project, to be located on Norman Johnson property.

Knutson moved, second Wilkening meeting be adjourned at 7:55 p.m. Carried all voting for.

  
Judy Shermak, Clerk

  
Mark Limpert, Chair