

JUNE 8, 2009
BECKER TOWNSHIP PLANNING COMMISSION

Becker Township Planning Commission met on Monday, June 8, 2009 at 7:00 p.m. at Becker Township Hall. Present: Brad Wilkening, Mark Limpert, Howard Johnson, Judy Shermak. Absent: Frank Kasowski, Jr., Rodger Nordlund.

Also present: Atty. Richard Schieffer, Chuck Marohn, Nick Ziegelmann, Richard Berens, Kevin Mealhouse-Dept. of Labor and Industry.

Chair Wilkening called the meeting to order.

- H. Johnson moved second Limpert minutes of May 11, 2009 Planning Commission meeting be approved as distributed. Motion carried all voting for.
- ALLIANCE AUCTION – Discussion with Mr. Berens on his future plans for the Auction House. He now would like to change the Conditional Use Permit to expand the amount of outside storage. The board prefers an Interim Use Permit as it would be a better and higher use of the land, and he may want to do something else in the future. A CUP use stays with the land whereas an IUP has a restricted length of time and can be renewed or the use can be changed. Also, the storage area would not need to be paved. Most auctions are now on-line, merchandise and equipment can be viewed in the storage area. This change would delay the process one month. Mr. Berens agreed to the change. M. Limpert moved, second H. Johnson, to recommend to the Town Board the following:
 1. Land Use should be an Interim Use Permit rather than Conditional Use Permit.
 2. Length of permit – 5 years.
 3. Storage area to be fenced with earth tone slatted fence.
 4. Shrubbery to be planted in front of fence along Highway 10 frontage.Motion carried all voting for. Mr. Berens and Nick Ziegelmann will both inform Jon Sevald at County Planning and Zoning regarding the changes.
- KEVIN MEALHOUSE, DEPT. OF LABOR AND INDUSTRY BUILDING CODE REPRESENTATIVE – Mr. Mealhouse explained the building code and process. An inspector will need to be hired who could be a staff person, the Joint Powers Board, or a contract person. The city contracts with Metro West. Fees are set by Town Board, cannot be profitable but must cover all costs. He will get sample schedules of fee schedules from around the area and suggested using a schedule close to the county's and it may simplify things if the township does the same as the city. 30% is paid to contractor by the city. Reinspection fees can be written into the code. Septic systems and electrical are separate. Errors and omissions insurance should be reviewed for township zoning and Joint Planning Board. Certificate of Insurance from all contractors must be obtained. The township will have to do surcharge reports quarterly. The appeal process was explained. The township could form an appeals board, but it is not a common practice. Public hearings and published notices would be required. Morohn will process these. The building code cannot be rescinded unless all authority is given back to the county. After adopting the building code the township can set a date to begin. Mr. Mealhouse stated he would be willing to attend the public hearing.
- SUBDIVISION ORDINANCES – Chuck Morohn, Planning Consultant has made changes discussed in April and distributed draft copies (attached).

- ADMINISTRATIVE PROVISIONS – Discussion on metes and bounds property and amount of acreage required. Current draft reads lot splits with greater than 10 acres. Change to 20 acres and above. Periodic and final inspections to be done by staff and findings reported to Planning Commission. Joint Powers Board would be instituted after appointing members and Planning Commission will be dissolved. Morohn recommends seven members for JPB. Orderly Annexation Agreement appoints three from township and two from the city. Morohn will reword the agreement to reflect seven members. Interim Use Permits section will be added. Time frame for processing applications needs to be written to meet 60-day rule. (Draft copy attached). Shoreland Ordinance will be researched by Chuck Morohn and Kelli Neu.
- Limpert moved second Johnson meeting be adjourned. Motion carried all voting for.

Judy Shermak, Clerk

JULY 6, 2009
BECKER TOWNSHIP
PLANNING COMMISSION WORKSHOP

Becker Township Planning Commission met on Monday, July 6, 2009 at 7:00 p.m. at Becker Township Hall. Present: Brad Wilkening, Mark Limpert, Howard Johnson, Frank Kasowski, Jr., Judy Shermak. Absent: Rodger Nordlund.

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

- Kelli advised that Richard Berens, Alliance Auction House, has submitted his request for an Interim Use Permit to the County. She will be attending the Public Hearing for the Vonco Expansion.

- INDUSTRIAL 1 – SECTION 11
 - Subdivision 4: Interim Uses, No. 1 – Delete Grading, Excavating or Filling 1,000 to 10,000 Cubic Yards.
 - Subdivision 11: Design Standards, No. 2 – (b) – add minimum 30% decorative façade
 - (e) New Materials – revise sentence: If an applicant wishes to utilize a non-listed material, an application to amend the zoning code text must be submitted per the requirements of the Town Code.

- INDUSTRIAL 2 – SECTION 12
 - Subdivision 10: Conditional Uses – Design Standards
 - 2 (b) (1) fill in 30% decorative façade for items 2 thru 7.
 - (e) New Materials – use 30% decorative façade. Add “catch all” phrase.

- HEAVY INDUSTRIAL – SECTION 13
 - Subdivision 2: Permitted Uses – 2. Truck Terminals. Move to I-1 Conditional Uses in place of Transportation.
 - Subdivision 5: Dimensional Regulations – 5. Maximum Building Heights – list exemptions.

Check minimum lot sizes for other entities.

Performance Standards will be discussed at the next meeting.

Home Occupation Performance Standards discussed.

Chapter IV – Administration and Enforcement, Interim Uses discussed.

Judy Shermak
Clerk

JULY 13, 2009
BECKER TOWNSHIP PLANNING COMMISSION

Becker Township Planning Commission met on Monday, July 13, 2009 at 7:00 p.m. at Becker Township Hall. Present: Brad Wilkening, Mark Limpert, Howard Johnson, Frank Kasowski, Jr., Judy Shermak. Absent: Rodger Nordlund.

Also present: Chuck Marohn, Kelli Neu, Nick Ziegelmann, Beverly Aubol, Liz Boyer

Chair Wilkening called the meeting to order.

- Limpert moved second Johnson minutes of June 8, 2009 Planning Commission meeting be approved as distributed. Motion carried all voting for.
- HERITAGE TRAILS - Beverly Aubol presented plans for Heritage Trails Third, 9 lots, 2 outlots, approximately 53 acres, located in Sec. 24-Twp. 34-Rg. 28 in Becker Township, and Sec.19-Twp. 34-Rg. 27 in Orrock Township. Discussion on current road leading to a home. Bev stated it will be built to township standards. She questioned whether a cul-de-sac will be needed at the end as the plat will be expanded in the future. The board stated it is a requirement of our road standards and is necessary for emergency vehicles, busses, etc. Bev will discuss options and plans with the township engineer. An agreement with Orrock Township to maintain the roads will be pursued upon completion.
- GUESTS AND OPEN FORUM – Liz Boyer, 1000 Friends of Minnesota, is back as the township contact as representative for the CGO Project. She gave an update on the CGO kick-off and future events, future newsletter. Brad reported in the kick-off event at Earle Brown Heritage Center that he attended.
- VEIT CONDITIONAL USE PERMIT – Kelli will be attending the public hearing on Thursday. The CUP is to expand the gravel mining operation adjacent to Vonco II landfill site. Previous comments from the township and city were reviewed and discussed.
- CHUCK MAROHN – Community Growth Options consultant,
 - Reviewed the Administrative Provisions. Draft copy attached.
 - Discussion on Errors and Omission Insurance and whether the Joint Planning Board will be covered. They will be the recommending body to the Town Board, who will make final decisions on land use. Also, whether the Town Board is covered on any land use decisions. MN Association of Township Insurance Agency will be consulted.
 - For the next meeting Chuck and Kelli will have a complete set of documents for the Public Hearing, which is tentatively planned for September. They will also coordinate with Atty. Richard Schieffer for documents needed.
 - Discussed the Open House and Picnic plans for the general public. Plans are to have it on a Saturday from 9:00 a.m. to 1:00 p.m. The update of the Comprehensive Plan will begin after that time. Chuck will do a schedule of future events for the next meeting.
 - The Website is changing and will be up at the end of the month. At that time changes and updates can be made by the township.
- MONTICELLO RIVER CROSSING – Mark Limpert reported on the meeting in Monticello regarding a new river crossing. He recommends extending a portion of County Rd. 11 to the Interstate.

Kasowski moved, second Johnson meeting be adjourned. Carried all voting for.

Judy Shermak, Clerk

AUGUST 3, 2009
BECKER TOWNSHIP
PLANNING COMMISSION WORKSHOP

Becker Township Planning Commission met on Monday, August 3, 2009 at 7:00 p.m. at Becker Township Hall. Present: Brad Wilkening, Mark Limpert, Frank Kasowski, Jr., Judy Shermak. Absent: Gary Hammer, Rodger Nordlund.

Also present: Kelli Neu, Nick Ziegelmann, Liz Boyer-1000 Friends of Minnesota.

- Kelli updated on meeting with Chuck Marohn-Consultant, Richard Schieffer-Atty., and Liz Boyer-1000 FOM. Shoreland Ordinance and draft Township Ordinance were discussed and worked on. Shoreland Ordinance will have an overlay district. The plans are to have it finished this week. Judy will contact Brett at Sherburne County Public Works to have the GIS Zoning Shape Files of the township sent to Kelli.
- OPEN HOUSE – SEPTEMBER 12, 2009
The Open House date has been set and will be held from 9:00 a.m. to 1:00 p.m. The draft ordinance will be introduced and suggestion taken for updating the Comprehensive Plan. A free luncheon of grilled hot dogs will be served. Articles will be in the Citizen Newspaper regarding the Open House.
- PUBLIC HEARING
The official Public Hearing to adopt the Building Codes, Ordinances, and Administration will be held on September 14, 2009 at 7:00 p.m.
Final action and approval by the Town Board will be September 21, 2009 at the regular board meeting.
- INSPECTION SERVICES
Request for Proposals (RFP's) will be sent out for contracted inspection services. The township will have an interim contract until January 1, 2010. Becker City and Becker Township will request RFP's jointly for both entities.
- TOWNSHIP SURVEY
Liz reviewed the draft and corrections and changes were made. 1000 FOM will be mailing out a newsletter along with the survey to all township residents. The deadline for return will be Sept. 12th and they will also be available at the open house.

Judy Shermak
Clerk

AUGUST 10, 2009
BECKER TOWNSHIP PLANNING COMMISSION

Becker Township Planning Commission met on Monday, August 10, 2009 at 7:00 p.m. at Becker Township Hall. Present: Brad Wilkening, Mark Limpert, Gary Hammer, Frank Kasowski, Jr., Rodger Nordlund, Judy Shermak. Absent: None.

Also present: Kelli Neu, Nick Ziegelmann, Richard Schieffer-Atty., Liz Boyer-1000 Friends of Minn.

Chair Wilkening called the meeting to order.

- Limpert moved second Hammer minutes of July 13, 2009 Planning Commission meeting be approved as distributed. Motion carried all voting for.
- SHERBURNE COUNTY – Nancy Riddle, Zoning Administrator, and Brian Bensen, County Administrator, were invited to the meeting to discuss Planning, Zoning, and Land Use Transition Plan and were unable to attend. (Copy attached). Discussion was held on the plan with those present and also the attorney's memo on Planning and Zoning Authority.
- CITIZEN SURVEY REVIEW – Liz Boyer, 1000 Friends of Minnesota, reviewed the survey and changes were made as indicated in the attached copy. Atty. Schieffer stated zoning and platting are not mentioned in the survey as they will be addressed in the Comprehensive Plan Update.
- NEWSLETTER – draft of the newsletter was reviewed (copy attached). Delete "First Annual" in first line and add Chair Brad Wilkening as a presenter.
- ZONING MAP draft of map reviewed. Transportation Corridor to be added on Highway 10. Change Urban Expansion to General Rural. Change Recreational (will be Shoreland Overlay) to General Rural. Change Schomer land (north of Hwy. 10) to Agricultural.
- ZONING ORDINANCE – the draft is 100+ pages and will be ready at the next meeting. No curb and gutter will be required. Developments of 15 or more lots will be required to be signed with the development name. Kelli will get fees charged by the county and city for comparison and adopting the township's fee schedule.
- PERFORMANCE STANDARDS – Parking standards are needed yet. Regulating the number of animals in Commercial Kennels will be researched.
- TIMELINES – The Public Hearing on Zoning Ordinance and Building Code will be September 14th, with publication on August 22nd. Surveys are due September 12th. Planning Commission will make recommendation to the Town Board at the September 14th meeting for Town Board action on September 21st.
- MEETING WITH COUNTY ZONING AND ADMINISTRATOR – will be rescheduled for August 24th at 7:00 p.m.
- METRO WEST – representative will attend next meeting.

Hammer moved, second Kasowski meeting be adjourned. Carried all voting for.

Judy Shermak, Clerk

AUGUST 24, 2009
BECKER TOWNSHIP
PLANNING COMMISSION WORKSHOP

Becker Township Planning Commission met on Monday, August 24, 2009 at 7:00 p.m. at Becker Township Hall. Present: Brad Wilkening, Mark Limpert, Gary Hammer, Judy Shermak. Absent: Frank Kasowski, Jr., Rodger Nordlund.

Also present: Kelli Neu, Nick Ziegelmann, Liz Boyer-1000 Friends of Minnesota, Chuck Marohn-Consultant, Richard Schieffer-Attorney, John Riebel-Sherburne County Commissioner.

- Chair Brad Wilkening called the meeting to order.
- PLANNING AND ZONING AUTHORITY - Memo from Atty. Schieffer regarding Planning and Zoning Authority reviewed and discussed. Kelli will forward it to Nancy Riddle, Sherburne County Zoning Administrator. Discussion on taking over authority from the county. Memo from Nancy Riddle (copy attached) reviewed as she was not able to meet tonight. She proposed a dual staff meeting at the Courthouse with County and Township staff regarding the transition plan, access to existing county files, plat files, and all other information needed. Kelli will contact her and propose a meeting at the town hall to be held September 9, 2009. October 1, 2009 is still being planned at a start up date for the transition.
- PUBLIC HEARINGS – Public Hearings will be held on September 14, 2009 for the consideration of Adopting the Town of Becker Zoning and Subdivision Ordinance and to adopt the Town Building Code Ordinance and set a Fee Schedule. Metro West will have a representative here for the building code ordinance and fee schedule portion.
- TRANSITION PLANS – A phone will be installed at Becker City Hall for the township as city staff will be conducting the everyday business of planning and zoning. Chuck will work on letterhead and township logo. Discussed items for the transition plan. Sherburne County Public Works can continue issuing all new addresses, signing to be done by the township. Requests and Applications currently in process with the county will stay with them.

Limpert moved second Hammer workshop be adjourned. Motion carried all voting for.

Judy Shermak
Clerk

SEPTEMBER 9, 2009
BECKER TOWNSHIP
PLANNING COMMISSION WORKSHOP

Becker Township Planning Commission met on Monday, September 9, 2009 at 7:00 p.m. at Becker Township Hall. Present: Brad Wilkening, Mark Limpert, Gary Hammer, Judy Shermak. Absent: Frank Kasowski, Jr., Rodger Nordlund.

Also present: Kelli Neu, Nick Ziegelmann, Liz Boyer and Ben Oleson -1000 Friends of Minnesota, Richard Schieffer-Attorney, John Thurber, Tanya Danielson and David Haugen-Sherburne State Bank.

- Chair Brad Wilkening called the meeting to order.
- JOHN THURBER HOME OCCUPATION REQUEST – ALL ELEMENTS INC. – are requesting approval for a CUP for home occupation business located at 15011 122nd St. SE, Becker Township. The property is currently zoned Urban Expansion which will be changed to General Rural when planned rezoning occurs. A Conditional Use Permit would not be allowed in General Rural but would be in Agricultural. The property is 38.5 acres the business is small commercial flat roofing and metal roofing contractor that uses only environmentally safe products. The board recommended an Interim Use Permit for eight years.
- PILLAR ACRES – David Haugen and Tanya Danielson, on behalf of Sherburne State Bank, requested consideration of rezoning of Pillar Acres at 15587 137th St. SE, Becker Township, 1.78 acres. It is currently zoned agricultural, but is designated commercial in the Comprehensive Plan. The board recommended canceling the current CUP and have the new owners apply for an IUP.
- TRANSITION PLANS – Sherburne County Attorney Kathleen Heaney responded to a request from the township to meet in letter dated Sept. 11, 2009 (copy attached). Atty. Schieffer will contact and meet with her. Kelli updated on her meeting with Nancy Riddle, County Zoning Administrator.
- OPEN HOUSE – Liz Boyer and Ben Oleson reviewed plans for the Open House and also questions residents will be asked to respond to at the Open House.

Limpert moved second Hammer workshop be adjourned. Motion carried all voting for.

Judy Shermak
Clerk

SEPTEMBER 14, 2009
BECKER TOWNSHIP PLANNING COMMISSION
PUBLIC HEARINGS

Becker Township Planning Commission met on Monday, September 14, 2009 at 7:00 p.m. at Becker Township Hall. Present: Brad Wilkening, Gary Hammer, Rodger Nordlund, Judy Shermak. Absent: Frank Kasowski, Jr., Mark Limpert.

Also present: Kelli Neu, Nick Ziegelmann, Richard Schieffer-Atty., Liz Boyer-1000 Friends of Minn., Chuck Marohn-Consultant, Stanley and Shelly Lumley, Rob Beckfeld and Todd Geske-Metro West.

Chair Wilkening called the Public Hearings to order.

PUBLIC HEARING FOR THE CONSIDERATION OF ADOPTING THE TOWN OF BECKER
ZONING AND SUBDIVISION ORDINANCE

- Kelli Neu gave an overview of the Comprehensive Plan, the writing of the zoning and subdivision ordinance, and the authority by Annexation Agreement to adopt them.
- COMMENTS FROM PUBLIC – Stanley Lumley stated the community surveys should have been done before writing the ordinances to ask the landowners what they want to do with the land and should have a major say in it. Flexibility is necessary to plan for the future with some commercial and industrial in rural areas. Landowner rights should be a top priority. It was explained that a survey was done before the Comprehensive Plan was written in 2007. Hammer moved second Nordlund to close the public comment portion of the hearing. Motion carried all voting for. Discussion followed regarding the process through county zoning and why local control is needed.
- TOWN BOARD RECOMMENDATION – Nordlund moved, second Hammer to recommend to the Becker Town Board the adoption of the Town of Becker Zoning and Subdivision Ordinance. Motion carried all voting for.

PUBLIC HEARING TO ADOPT THE TOWNSHIP BUILDING CODE ORDINANCE AND SET A
FEE SCHEDULE

- Kelli Neu gave an overview of the draft ordinance, fee schedule, and establishing the application procedure.
- COMMENTS FROM PUBLIC – Stanley Lumley questioned whether a new survey would be needed if one is already recorded. What is the setback for 2 ½ acres? 10 feet on side of property, 25 feet on front, which is the same as the county. Will pressurized septic systems be required? The state statutes must be followed and rules and control are done by the State. Hammer moved second Nordlund to close the public comment portion of the hearing. Discussion followed. State building code must be adopted and the township must provide for permitting and inspections. The township will be contracting with Becker City and Metro West for inspections until January 1, 2010, at which time RFP's for service will be done with the city. Stanley Lumley asked if there will be Parks and Trails Fees. Hammer stated the county has funds already collected from township developments. There are no plans at this time for parks and trails. Chuck Marohn explained the new statutes limit the amount a township can collect for fees.
- TOWN BOARD RECOMMENDATION – Hammer moved second Nordlund to recommend approval to the Becker Town Board the adoption of the Township Building Code Ordinance and Fee Schedule. Motion carried all voting for. Ch. Wilkening closed the public hearings.

Judy Shermak, Clerk

BECKER TOWNSHIP
PLANNING COMMISSION MEETING
SEPTEMBER 14, 2009

Ch. Wilkening opened the regular Planning Commission Meeting.

- MINUTES – Hammer moved second Nordlund minutes of August 3, 2009 be approved as distributed. Carried all voting for.
- SURVEY DISCUSSION – Are surveys necessary on large tracts of land as it could be very costly. If the corners are on the current survey it may not be needed. Accessory buildings do not need new surveys. Requiring a survey could be done at the discretion of staff when it is waived when a person requests it when applying for a permit.
- PERMIT FEE DISCUSSION – State requirements must be followed. Discussed fee schedule services with Metro West. Will a septic system inspection be required for all permits? Sherburne County's ordinance requires it and inspectors must follow that ordinance at this time. Hammer asked if a septic inspection will be required for all permits as it may be too restrictive for re-roofs, siding, etc. Research will be done to find out what the county bases the inspection requirements on. Kelli said the City will be doing the administration and collecting fees. They will ask for a flat portion of the fee for administrative time for over the counter permits. CUP's, IUP's, building permits, plats, etc. will be billed for time spent.
- Hammer moved, second Nordlund to recommend fee schedule to the Town Board. Nick asked about Dog Kennel fees. They would be a Conditional Use Permit and the owner would need a license. Hammer moved to amend the motion to recommend fee schedule with the deletion of the yearly inspection fee for kennels as they will be licensed, and add septic inspection fees to be the same as the county's. Nordlund seconded and motion carried all voting for.
- Hammer moved second Nordlund to recommend to the Town Board Metro West be appointed for inspection services until RFP's are received in January. Motion carried all voting for.
- Nordlund moved second Hammer meeting be adjourned. Carried all voting for.

Judy Shermak, Clerk

OCTOBER 5, 2009
BECKER TOWNSHIP
PLANNING COMMISSION WORKSHOP

Becker Township Planning Commission met on Monday, October 5, 2009 at 7:00 p.m. at Becker Township Hall. Present: Brad Wilkening, Mark Limpert, Gary Hammer, Judy Shermak. Absent: Frank Kasowski, Jr., Rodger Nordlund.

Also present: Kelli Neu, Nick Ziegelmann, Liz Boyer-1000 Friends of Minnesota, Chuck Marohn-Consultant.

- Chair Brad Wilkening called the meeting to order.
- SHERBURNE COUNTY UPDATE – Kelli reported Atty. Schieffer met with Kathy Heaney and Arden Fritz from Sherburne County Attorney’s Office, and Nancy Riddle, Sherburne County Zoning Administrator. County concerns included Floodplain, Shoreland, Feedlot, and Wetland Conservation Act (WCA). County indicated they want to do dual permitting (both Township and County). The board stated that will not work. Kelli met with Brian Bensen, County Administrator, to address issues. County stated they will lose FEMA funds. The township can have county review plats in flood plains. Kelli will set up meeting with Arden Fritz, Brian Bensen, Nancy Riddle, Atty. Schieffer, and Kelli.
- JOINT POWERS BOARD – discussion on Planning Commission making recommendations to Town Board and Joint Planning Board, who make final decisions. Are we adding another layer for land use planning with having both the Planning Commission and JPB? The Planning Commission will also be doing the updating of Comprehensive Plan. Meeting dates and times discussed. Planning Commission on second Monday, Town Board on third Monday, and JPB on 4th Tuesday. First meeting of JPB will be October 13th, public hearing and meeting on October 27th.
- 1000 FRIENDS OF MINNESOTA – Liz Boyer reviewed a survey she will have for next meeting that will be for all individuals and communities involved in the Community Growth Options project.
- COMPREHENSIVE PLAN STRATEGY – Chuck Marohn reviewed and stated good results were obtained from the residential surveys. Goal development discussed. He will start next week working on the formal proposed schedule.
- BUILDING INSPECTION RFP – Nick presented copy of proposed RFP and reviewed. It will be a combination project with the City of Becker, separate contracts for town and city. Joint interviews on December 1st with two representatives each from town and city. Building permit cost from Monticello Printing is \$291.00 for 500 permits. The inspection service may have free generic permits.
- MISC. - Chuck will work on Logo. Phone installed at City Hall for the Township will cost \$60.00 per month. Nick will do more research on phone and fax. Kelli is working on web site. We can do a .gov or .org. She will get a domain.
- CGO GRANT REPORT – Kelli submitted the Annual Community Report to Liz Boyer.

Hammer moved second Limpert workshop be adjourned. Motion carried all voting for.

Judy Shermak
Clerk

OCTOBER 12, 2009
BECKER TOWNSHIP PLANNING COMMISSION

Becker Township Planning Commission met on Monday, October 12, 2009 at 7:00 p.m. at Becker Township Hall. Present: Brad Wilkening, Mark Limpert, Gary Hammer (7:25), Frank Kasowski, Jr., Rodger Nordlund (7:15), Judy Shermak. Absent: None.

Also present: Kelli Neu, Richard Schieffer-Atty., Liz Boyer-1000 Friends of Minn, Chuck Marohn-Consultant, Dave Eccless, Lyle Collvey.

Chair Wilkening called the meeting to order.

- Limpert moved second Kasowski minutes of September 14, 2009 Planning Commission meeting be approved as distributed. Motion carried all voting for.

- DAVE ECCLESS AND LYLE COLLVEY – Dave reviewed his plans for a 3200 Sq. Ft. warehouse building on former Pillar Brothers property adjoining Hwy. 10. This will be for a Utility Tool Repair Shop and may employ 5 to 7 people within 3 years. The property would have to be rezoned to Commercial according to the town land use plan. He also would like to keep and rent the mini-storage facility presently there to help pay taxes, etc. until the business is established, at which time it would be taken down. Discussion on building ordinances and type of building. The board indicated they felt it was a good use of the property and would work with him. No action taken at this time.

- LIZ BOYER - 1000 Friends of Minnesota – distributed the survey for officials involved in the CGO project and it was completed by those in attendance.

- TOWN OF BECKER SURVEY - results were reviewed by Chuck Marohn (copy attached).

- COMPREHENSIVE PLAN UPDATE – Chuck reviewed detailed tentative schedule. A time will be set aside at the regular Comprehensive Plan meeting to work in small groups to develop goals (copy attached).

- JPB AGREEMENT – Atty. Dick Schieffer reviewed the Joint Powers Board Agreement and changes made on page 2 (copy attached). He met with county attorneys Fritz and Heaney and they indicated they did not know Becker Township is in the process planning of administering their own planning and zoning regulations. Planning Commission members are encouraged to contact all County Commissioners.

- BUILDING PERMITS – Metro West provides free generic building inspection forms and the town will use them until January 1, 2010.

- WEB UPDATE – Kelli is working on establishing a website. The site will be BeckerTownship@mn.gov.

Hammer moved, second Limpert meeting be adjourned. Carried all voting for.

Judy Shermak, Clerk

NOVEMBER 9, 2009
BECKER TOWNSHIP PLANNING COMMISSION

Becker Township Planning Commission met on Monday, November 9, 2009 at 7:00 p.m. at Becker Township Hall. Present: Brad Wilkening, Mark Limpert, Gary Hammer, Frank Kasowski, Jr., Judy Shermak. Absent: Rodger Nordlund.

Also present: Nick Ziegelmann, Lester & Phyllis Olson, Liz Boyer-1000 Friends of Minn, Chuck Marohn-Consultant, Tim Holm, Tim Lindholm, Denny Davies.

Chair Wilkening called the meeting to order.

- Kasowski moved second Limpert minutes of October 12, 2009 Planning Commission meeting be approved as distributed. Motion carried all voting for.

- ADVENTURE SALES/GUSTAFSON TRAILERS – Tim Lindholm, representing Chris Gustafson, presented a Conditional Use Permit request for car and trailer sales at 14747 165th Ave. SE, Becker. The parcel is located at the junction of Hwy. 10 and County Rd. 11. Richard Corbin's recommendation from Sherburne County Public Works included construction of a modified right turn lane, one access must be removed, and an interim use permit would be good use of the property as it is located within the interchange area for the future TH10/Big Lake bypass. Staff comments were: 1) Pave the area vehicles, trailers and materials will be stored. 2) Require a screening and landscape plan for the site. 3) Establish parking area lighting for safety. 4) Make building improvements to all sides of the structure facing public roadways including at least 30% brick or stone per the newly established architectural standards. If changed to an interim use permit it may be acceptable to keep the gravel base, reduce the landscaping and lighting requirements and require minimal building improvements. Hammer moved, second Limpert to make recommendation to the Town Board with staff comments as stated above. Motion carried all voting for.

- COMPREHENSIVE PLAN UPDATE – Chuck Marohn led the discussion on the creation of goals for the Township that will be included in the Comprehensive Plan update. Issues discussed were:
 - Roads and Infrastructure
 - Community Character
 - Recreation
 - Natural Environment
 - Local Control
 - Taxes
 - Growth and Development
 - Jobs and the Local Economy

Limpert moved, second Kasowski meeting be adjourned at 9:03 p.m. Carried all voting for.

Judy Shermak, Clerk

NOVEMBER 24, 2009
BECKER TOWNSHIP PLANNING COMMISSION PUBLIC HEARING

Becker Township Planning Commission met on Tuesday, November 24, 2009 at 6:30 p.m. at Becker Township Hall. Present: Brad Wilkening, Mark Limpert, Gary Hammer, Frank Kasowski, Jr., Judy Shermak. Absent: Rodger Nordlund.

Also present: Kelli Neu, Nick Ziegelmann, Dick Schieffer-Attorney, Dave Eccless, Lyle Collvey.

Chair Wilkening called the meeting to order and opened the public hearing at 6:31 p.m...

- The purpose of the public hearing is to consider a conditional use permit request for a repair shop for Dave Eccles, to be constructed at the property located at 15587 137th Street SE, currently zoned Commercial.

Nick Ziegelmann gave an overview of the project. Hours of operation will be 7:00 a.m. – 5:00 p.m. Monday through Saturday. Traffic will be one to five cars per day. Discussed construction material required to meet township and Minnesota State building and fire codes. A stormwater pond is in a township drainage utility easement which is not on his lot. Discussed need for stormwater pond on Mr. Eccles site. He may be purchasing one or both remaining lots in the future. An approved stormwater management plan is needed and the pond issue will be revisited in three years when the mini-storage building is removed.

Wilkening closed the public hearing at 7:00 p.m.

- Limpert moved, second Hammer to approve TPC 09-02 Recommending Granting a Conditional Use Permit for a Repair Shop located at 15587 137th Street as requested by David Eccless, as amended to remove mini-storage facility in three years, and consider a stormwater pond on site at that time. Motion carried all voting for.
- December 14, 2009 planning commission meeting will be starting at 6:30 p.m. for a Public Hearing to include adult oriented businesses and signage within the Becker Township Ordinances and the Becker Joint Planning Board Zoning Ordinance.

Limpert moved, second Kasowski meeting be adjourned. Carried all voting for.

Judy Shermak, Clerk