

Planning Commission

Becker Township

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

January 11, 2010

Agenda

- 6:30 p.m.** 1. Call Planning Commission Meeting to Order
2. Approve Minutes of November 24th and December 14th, 2009
- 6:30 p.m.** 3. Witt Conditional Use Permit Public Hearing
4. Thurber Interim Use Permit Public Hearing Cont.
5. Other Business
- 7:00 p.m.** 6. Adjourn

Comprehensive Plan Update meeting to follow regular meeting.

JANUARY 11, 2010
BECKER TOWNSHIP
PLANNING COMMISSION MEETING AND PUBLIC HEARINGS

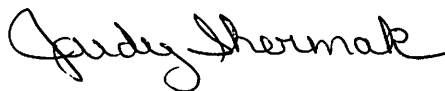
Becker Township Planning Commission met on Monday, January 11, 2010 at 6:30 p.m. at Becker Township Hall. Present: Brad Wilkening, Mark Limpert, Gary Hammer, Frank Kasowski, Jr., Rodger Nordlund, Judy Shermak. Absent: None.

Also present: Kelli Neu, Nick Ziegelmann, Lester & Phyllis Olson, Liz Boyer-1000 Friends of Minn, Chuck Marohn-Consultant, Bryan Olson, Mark & Joyce Rask, Bevin Mitchell, Jesse Witt, Tim Holm, Cyndi Forsythe, Atty. Dick Schieffer.

Chair Wilkening called the meeting to order at 6:34 p.m.

- Limpert moved second Kasowski minutes of November 24, 2009 Planning Commission meeting be approved as distributed. Motion carried all voting for. Limpert moved second Kasowski minutes of December 14, 2009 Planning Commission meeting be approved as distributed. Carried all voting for.
- JESSE WITT - Chair Wilkening opened the Public Hearing for consideration of a request for a conditional use permit by Jesse Witt for a construct an auto repair shop and used auto and truck sales lot at 14833 164th Ave. SE that is zoned Commercial. Bevin and Diane Mitchell are the property owners. Plans are to construct a 2,500 square foot structure to be attached to existing building. He plans on up to 30 vehicles for sale, nothing commercial. Hours of operation will be 7:00 a.m. – 5:00 p.m. Monday through Saturday. Conditions recommended by staff were reviewed. Sufficient lighting will need to be added. 164th Avenue is to be built to township road standards as it is supposed to be access to their property for the legal lot. Hammer stated that the township had originally requested the road be finished when the area was platted. Bevin said it is deeded for public use with access from 149th St. SE but Angells never signed. Discussion on cul-de-sac or dead-ending at their property. Would cul-de-sac need curb & gutter or should it be cut as a ditch section. Discussed the possibility of the township funding the grading and base, and pavement and curb costs be assessed to benefiting property owners. A stormwater management plan must be approved by the township engineer. Hammer moved, second Kasowski the public hearing be closed. Motion carried all voting for. Hammer moved, second Limpert to approve Resolution 10-01 recommending granting a conditional use permit for a repair shop and used auto and truck sales located at 14833 164th Avenue as requested by Jesse Witt, with staff recommendations and 164th Avenue construction as stated above, contingent on the Town Board's decision to build the base and provide easement. Motion carried all voting for.
- THURBER IUP – Hammer moved, second Limpert to approve Resolution 2010-02 extending 60 day ruse on Thurber Interim Use Permit. Motion carried all voting for. The Planning Commission tabled the application at the request of Mr. Thurber because his business plan was changing.
- Limpert moved, second Hammer meeting be adjourned at 7:34 p.m. Carried all voting for.
- COMPREHENSIVE PLAN UPDATE WORKSHOP – Chuck Marohn led the discussion on the creation of goals for the Township. Proposed Goal Statements discussed were:
 - Maintain strong cooperative ties between Becker Township and the City of Becker.
 - Make sure that the public decision-making process is open, transparent and accessible to all residents of the township. Discussed adding proactively engaging the public in decisions.
 - As a township seek to grow jobs in the local area for the benefit of everyone for commercial and industrial tax base.
 - Look to expand commercial and industrial development in a way that grows tax base and adds jobs in a way that does not damage the town's rural character.

Judy Shermak, Clerk



Planning Commission

Becker Township
2010

Town Hall

February 8,

12165 Hancock Street
Becker, MN 55308

Agenda

- 6:30 p.m.** 1. Call Planning Commission Meeting to Order
2. Approve Minutes of January 11th, 2010
- 6:30 p.m.** 3. Thurber Interim Use Permit Public Hearing Cont.
4. Olson Conditional Use Permit Update
5. CapX 2020 Update
6. Other Business
- 7:00 p.m.** 7. Adjourn
- 7:01 p.m. meeting.** **Comprehensive Plan Update meeting to follow regular meeting.**

FEBRUARY 8, 2010
BECKER TOWNSHIP
PLANNING COMMISSION MEETING AND PUBLIC HEARINGS

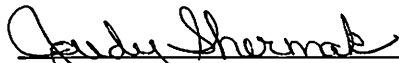
Becker Township Planning Commission met on Monday, February 8, 2010 at 6:30 p.m. at Becker Township Hall. Present: Brad Wilkening, Mark Limpert, Judy Shermak. Absent: Gary Hammer, Frank Kasowski, Jr., Rodger Nordlund.

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

As there was no quorum present no official business could be conducted.

An informal discussion was held on the following issues:

- JOHN THURBER IUP - Mr. Thurber is withdrawing his IUP request as his business will be expanding and he would be submitting a letter withdrawing his application.
- OLSON PIT – Knife River informed County Zoning that the gravel pit operations have ceased and restoration has taken place. They have requested their bond be released. The county has referred them to Becker Township for action. Atty. Schieffer advised the county should stay in control as the contract with the bond is with Sherburne County and CUP. The township originally agreed the county would finish and enforce projects they started and we do not want to set precedence. Also, a final inspection for ground cover needs to be done when the snow has melted.
- CAPX2020 – Kelli reviewed the proposed 345 Kv High Voltage Power Line proposed by Xcel Energy between St. Cloud and Monticello. Xcel proposed three options all of which are located on the west side of the Mississippi River. An advisory task force of County, City and Township representatives in Wright and Stearns County recommended it be placed on the east side of the river in Sherburne County. There were no Sherburne County representatives on the task force. A Draft EIS comment period is open through Feb. 26th and a meeting for comments will be at the Clearwater Township Hall on Feb. 9th. Kelli will attend the meeting and make comments for the west side of river, and draft a letter addressing the plans. Concerns include not following the transportation corridor, environmental concerns as it crosses the river twice, farm pivots affected, and going through two residential subdivisions.
- OTHER BUSINESS – Next month a variance application from Scott Dahlke for a front yard setback will go before the board. He is planning on building an addition and porch onto his home.
 COMPREHENSIVE PLAN UPDATE - the workshop was cancelled by the consultant because of weather conditions.



Judy Shermak, Clerk



Brad Wilkening, Chair

Planning Commission

Becker Township

Town Hall
12165 Hancock Street
Becker, MN 55308

March 8, 2010

Agenda

- 6:30 p.m.** 1. Call Planning Commission Meeting to Order
2. Approve Minutes of January 11th, 2010
- 6:30 p.m.** 3. Dahlke Variance Public Hearing
4. Other Business
- Edling Discussion
- 7:00 p.m.** 5. Adjourn
- 7:01 p.m.** Comprehensive Plan Update meeting to follow regular meeting.

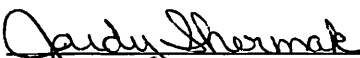
MARCH 8, 2010
BECKER TOWNSHIP
PLANNING COMMISSION MEETING AND PUBLIC HEARING

Becker Township Planning Commission met on Monday, March 8, 2010 at 6:30 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, Liz Boyer-1000 Friends of Minn, Chuck Marohn-Consultant, Dick Schieffer-Atty., Scott Dahlke, Bob Bushman, Brett Edling, Dave Graning, Lester & Phyllis Olson, Bryan Olson, Denny Davies.

Chair Wilkening called the meeting to order at 6:30 p.m.

- Hammer moved second Nordlund minutes of January 11, 2010 Planning Commission meeting and Public Hearings be approved as distributed. Motion carried all voting for. Carried all voting for.
- SCOTT DAHLKE - Chair Wilkening opened the Public Hearing for consideration of a request for a front yard setback variance to construct a porch and addition on the existing residence of Scott Dahlke at 17152 172nd Avenue SE. A 30 foot front yard setback variance is being requested. Kelli reviewed the findings and facts as per attached documents. A variance was issued by Sherburne County in 1996 because the topography of the lot made the lot difficult to build on. The new addition would not encroach any further into the front yard setback, but the porch would extend another 6 feet into the setback. Bob Bushman, a neighbor, spoke in favor of the addition and porch and encouraged acceptance. There were also 5 letters of support from neighbors received. Atty. Schieffer asked if there was a hardship if the porch is allowed. Mr. Dahlke explained the topography and driveway elevations create unique circumstances for the property. Also the back yard faces County Road 11 and is very noisy. Limpert moved, second Kasowski to close the public hearing. Carried all voting for. Nordlund moved, second Limpert to approve the variance request for the addition and porch due to hardships of topography of the land and noise factor. Motion carried all voting for.
- OTHER BUSINESS
 - Brett Edling requested information on the procedure of splitting off and deeding 2-1/2 acres next to Jerome and Anita Edling's home. The plans are to build a handicap accessible home for Mark and Jennifer Edling. Current zoning is Agricultural which is one house per 40 acres. A portion of the land that adjoins the General Rural District could be rezoned, however if Mark and Jennifer do not own the land at present a home can be built with no zoning change needed. Brett explained that the land will eventually be split three ways. The board stated that ownership could be changed at that time and no further action would be needed now.
 - Veit Companies requested copies of Orderly Annexation Agreement and Joint Powers Agreement for Planning and Zoning Services and Kelli forwarded a copy to them.
 - Diane Mitchell asked to have the temporary sign ordinance revised for seasonal businesses. The board was not receptive to any change.
- Limpert moved, second Kasowski meeting be adjourned at 7:20 p.m. Carried all voting for.
- COMPREHENSIVE PLAN UPDATE WORKSHOP – Chuck Marohn led the discussion on the creation of goals for the Township. Proposed Goal Statements on Growth and Development numbers 6, 7, and 8 (attached) were discussed at length. The workshop closed at 9:00 p.m.



Judy Shermak, Clerk



Brad Wilkening, Chair



Planning Commission

Becker Township

Town Hall
12165 Hancock Street
Becker, MN 55308

April 12, 2010

Agenda

- 6:00 p.m.** 1. Call Planning Commission Meeting to Order
2. Approve Minutes of March 8th, 2010
- 6:00 p.m.** 3. Pillar Acres 2nd Addition Preliminary Plat and drainage and utility easement Public Hearing
4. Pillar Acres 2nd Addition Final Plat
- 6:20 p.m.** 5. Rich Frohm Interim Use Permit Request
6. Other Business
- CGO Grant Update
 - Vonco Update
- 7:00 p.m.** 7. Adjourn
- 7:01 p.m.** Comprehensive Plan Update meeting to follow regular meeting.

APRIL 12, 2010
BECKER TOWNSHIP
PLANNING COMMISSION MEETING AND PUBLIC HEARING


Becker Township Planning Commission met on Monday, April 12, 2010 at 6:00 p.m. at Becker Township Hall. Present: Brad Wilkening, Mark Limpert, Frank Kasowski, Jr., Judy Shermak. Absent: Gary Hammer, Rodger Nordlund.

Also present: Nick Ziegelmann, Liz Boyer-1000 Friends of Minn, Dick Schieffer-Atty., Dave Eccles, Lyle Collvey, Tanya Danielson, Gary Gilbert, Mark & Joyce Rask, Stephanie & Brian Eikanas. Chair Wilkening called the meeting to order at 6:10 p.m.

- Limpert moved second Kasowski minutes of March 8, 2010 Planning Commission meeting and Public Hearing be approved as distributed. Motion carried all voting for.
- PILLAR ACRES SECOND ADDITION PRELIMINARY PLAT - Chair Wilkening opened the Public Hearing for consideration of approval for the Preliminary Plat of Pillar Acres 2nd Addition. Tanya Danielson, represented owner Sherburne State Bank. Nick and Tanya reviewed the plat as one lot that was formerly Outlot A of Pillar Acres. By platting the original Outlot A the lot now would be considered buildable. The property is currently zoned Commercial. Recommendations from Township Engineer T. VanderEyck are attached. The lot meets all of our subdivision and zoning standards and staff is recommending approval. Kasowski moved second Limpert to close the public hearing. Carried all voting for. Limpert moved second Kasowski to approve Resolution 2010-06 Recommending Approval of the Preliminary Plat for Pillar Acres Second Addition. Carried all voting for.
- PILLAR ACRES SECOND ADDITION FINAL PLAT – Final plat approval is being requested by Sherburne State Bank. Dave Eccles stated they are proposing a 60' x 100' building for a small machine shop business. It would be light duty manufacturing and employ 7 people. Everything connected to the business would be inside. He is asking if it will fit into the commercial zone as his purchase of the lot depends on this determination. The board stated this would be an industrial use, would have to be rezoned, and it is not the township's policy to spot zone. Discussion on whether a CUP or IUP would be possible. Atty. Schieffer advised that if they wanted to rezone to industrial they would have to file for a rezone. Limpert moved second Kasowski to approve Resolution 2010-07 Recommending Approval of the Final Plat for Pillar Acres Second Addition. Motion carried all voting for.
- RICK FROHM INTERIM USE PERMIT – Chair Wilkening opened the Public Hearing at 6:45 p.m. Rick Frohm is requesting approval for an Interim Use Permit to operate a Golf Cart Sales (outdoors) and Service Business at 14747 165th Ave. SE, zoned Commercial. He will be leasing part of the property and Gustafson Trailers is leasing the rest. The name of the business is JeRico Carts. 10 to 20 carts will be on site. A landscaping plan is needed and the building needs fixing up. Capacity of septic system will be checked. The board discussed amendments to the resolution. Limpert moved second Kasowski to close the Public Hearing. Carried all voting for. Limpert moved second Kasowski to approve Resolution 2010-05 Recommending Granting an Interim Use Permit for Outdoor Golf Cart Sales and Service located at 14747 165th Avenue SE, with the following amendments:
 - Delete on page 2, Item B – or termination of the applicants lease, or change in ownership of building, or at the time the MNDOT interchange is constructed.
 - Page 3, Item 6 – add installation of turn lane.
 - Page 3, Item 9 - Add Architectural Standards per CodeMotion carried all voting for.

- OTHER BUSINESS

- Memo received from Sally Wakefield of 1000 Friends of Minnesota stated that the strategic goals of the McKnight Foundation have changed and the CGO grant will be restructured in 2010. We have enough funding to continue our use of Community Growth Institute for our Comp Plan update until July.
 - A public notice from MPCA received regarding Veit's request to modify their existing construction and demolition permit to allow for industrial solid waste disposal. Veit will be required to increase the separation from the water table, and increase the minimum setbacks for the property. Changes are in compliance with the existing Solid Waste Ordinance and in compliance with their License Agreement.
- Limpert moved, second Kasowski meeting be adjourned at 7:10 p.m. Carried all voting for.
 - COMPREHENSIVE PLAN UPDATE WORKSHOP – Due to a misunderstanding in the time schedule Chuck Marohn was not in attendance and the workshop was cancelled. Chuck arrived at 7:30 p.m. and a general discussion was held regarding the possible grant changes and goals for the Township.



Judy Sherma, Clerk



Brad Wilkening, Chair

Planning Commission

Becker Township

Town Hall
12165 Hancock Street
Becker, MN 55308

May 10, 2010

Agenda

- 6:30 p.m.** 1. Call Planning Commission Meeting to Order
2. Approve Minutes of April 12th, 2010
- 6:30 p.m.** 3. Debra Johnson Craft/Spiritual Retreat Public Hearing
- Resolution TPC 2010-08
4. Updates
- Metes and Bound Split
- Pillar Acres 2nd Addition
- Schmidt Acres
- Gustafson Notice
- Pool Regulations
- 7:00 p.m.** 5. Adjourn
- 7:01 p.m.** Comprehensive Plan Update meeting to follow regular meeting.

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MAY 10, 2010
BECKER TOWNSHIP
PLANNING COMMISSION MEETING AND PUBLIC HEARING

Becker Township Planning Commission met on Monday, May 10, 2010 at 6:30 p.m. at Becker Township Hall. Present: Brad Wilkening, Mark Limpert, Rodger Nordlund, Judy Shermak. Absent: Gary Hammer, Frank Kasowski, Jr.

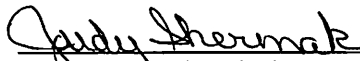
Also present: Kelli Neu, Dick Schieffer-Atty., Chuck Marohn-Consultant, Liz Boyer-1000 Friends of Minn., Debra Johnson, Russ Zinda, Mike Buckley, Richard Olson, John Kramer, Bill Morgan-Citizen Newspaper.

Chair Wilkening called the meeting to order at.

- Limpert moved second Nordlund minutes of April 12, 2010 Planning Commission meeting and Public Hearing be approved as distributed. Motion carried all voting for.
- DEBRA JOHNSON CRAFT/SPIRITUAL RETREAT PUBLIC HEARING – Chair Wilkening opened the Public Hearing at 7:00 p.m. Debra Johnson is requesting approval for an Interim Use Permit to establish a Craft/Spiritual Retreat Rental House at 11250 173rd Ave. SE, Becker. The property is 55 acres and currently zoned General Rural. The business would be generally used Friday – Sunday, from September to May. Kelli reviewed the list of findings and conditions staff is recommending. Applicant must live in the house; a maximum of eight guests/occupants may be at the house at any given time, in addition to the resident and family. Debra stated the average stay would be a weekend, checking in on Thursday or Friday and checking out on Sunday or Monday, up to 3 nights maximum. Questions from the public were taken. If the property is sold the IUP would be revoked. One comment was received via e-mail. It is classified as a Home Business and requirements were discussed. Guidelines of the State must be followed. Debra will need to provide the legal description of the property from her deed. The Joint Planning Board will make the final decision on whether to approve or disapprove at the May 25, 2010 meeting. Limpert moved second Nordlund to close the public hearing. Motion carried all voting for. Limpert moved second Nordlund to approve Resolution 2010-08 as amended to include the legal description of the property from the deed. Motion carried all voting for.
- UPDATES
 - Kelli reviewed a request for a metes and bounds split by the Snake River with two 20 acre parcels. There is a large wetland on the southeast corner and the Snake River runs along the north boundary. There would be a total of three parcels of about 10 acres each. It is zoned General Rural. It was determined the property would need to be platted.
 - Attorney Schieffer has not yet received the Developer's Agreement for Pillar Acres 2nd Addition.
 - Schmidt Acres – Steve Bjorklund is requesting information on whether he can split and keep as a separate parcel land he exchanged for a private road that was built in the wrong location. They have relocated the easement. It is not 2 ½ acres and zoned Agricultural.
 - Reviewed notice to Gustafson Trailer Sales regarding violations of the Interim Use Permit.
 - Pool Regulations – there is no fencing requirement in the Township regulations. Limpert stated that covenants in developments do not allow fences. Safety issues discussed.
 - Pine Royal – e-mail received from Nancy Riddle, County Zoning Administrator, regarding the plat extension time for Preliminary Plat of Pine Royal, platted in 2004. Kelli will obtain forms on how to grant an extension and find out how many times the county has granted it. The board stated that an extension should not be granted and the developer should reapply with the township as there may be changes to consider.

- Limpert moved, second Nordlund meeting be adjourned at 7:45 p.m. Carried all voting for.
- COMPREHENSIVE PLAN UPDATE WORKSHOP – Chuck Marohn reviewed the survey he has ready for the Comprehensive Plan Goals. CGI will mail a post card to Becker Township residents with the website address where the survey can be taken online, or they will mail it out to residents who call and request it. The board approved the survey and directed Chuck to go ahead with the mailing.

Workshop was closed at 8:00 p.m.



Judy Shermak, Clerk



Brad Wilkening, Chair

Planning Commission

Becker Township

Town Hall
12165 Hancock Street
Becker, MN 55308

June 14, 2010

Agenda

- 6:30 p.m.** 1. Call Planning Commission Meeting to Order
2. Approve Minutes of May 10th, 2010
- 6:30 p.m.** 3. Ordinance Amendment Public Hearing
4. Updates
- 7:00 p.m.** 5. Adjourn
- 7:01 p.m.** **Comprehensive Plan Update meeting to follow regular meeting.**

MEMORANDUM

Date: June 9, 2010
To: Becker Township Planning Commission
From: Nick Ziegelmann
Subject: Pool Ordinance Public Hearing

BACKGROUND:

Pool Regulations- Currently, Becker Township does not have a fence height requirement around in ground swimming pools. Staff would like to hold a public hearing and have the discussion about whether or not the Planning Commission feels that a fence requirement around in ground pools should be added to the Zoning Ordinances. Enclosed in your packets is a spreadsheet of what surrounding communities have in regards to security measures for pools (See enclosed spreadsheet and documents).

City	Pool Definition	Fencing Required	Fence Height	Fence Details	Other Security Measures	Other
Becker	Inground	Yes	5'	none	none	Above ground pool structure considered barrier as long as ladder is removed or secured
Albertville	Anything over 24" in depth	Yes	5'	no more than 4" clearance, not easily climbable, latches 48" off ground	Above ground pool must meet 5' requirement	
Big Lake		Yes	?	Per UBC requirements		UBC is not recognized today. The state has adopted the IBC.
Buffalo	Anything over 24" in depth or over 5,000 gallons	Yes	4'	no more than 4" clearance, not easily climbable,		Above ground pools with a depth of 48" meet fencing requirements as long as pool access is protected against unauthorized access
Coon Rapids	Anything over 24" in depth	Yes	4'	no more than 2" clearance at the bottom, fence shall not allow passage of 4" diameter sphere	Chain link fences shall be less than 2.25 inch square. When a dwelling unit is a barrier wall, a power safety cover is required, self latching gate	Above ground pool structure consider barrier as long as it is 48"
Elk River		YES	4'	require lockable gates		Above ground pool require a controlled access.

Medina	Anything over 18" in depth or over 100 Sq ft in surface area	Yes - see other	4'	no more than 3" clearance at the bottom	Primarily wood, with vertical members. No greater than 4" spacing between boards. Self latching gate	A automatic pool cover may be used in leau of a fence if ASTM standards are met.
Monticello	Anything over 24" in depth	Yes	4'	no more than 4" clearance from bottom, fence cannot allow passage of 4" sphere	Self Latching Gate installed at least 42" above grade. Commercial pools require a 5' fence.	Above ground pools with a depth of 48" meet fencing requirements as long as pool access is protected against unauthorized access
St. Michael	Anything over 30" in depth	Yes	6'	Bottom of fence must be flush with ground		Above ground pools require a fenec 4' in height
Sherburne County		Yes	4'			

Planning Commission

Becker Township

Town Hall
12165 Hancock Street
Becker, MN 55308

July 12, 2010

Agenda

- 6:30 p.m. 1. Call Planning Commission Meeting to Order
2. Approve Minutes of May 10th, 2010
- 6:30 p.m. 3. The Crossing Church Conditional Use Permit Public Hearing
4. Other Business/Updates
- Chris Gustafson – Boat Sales & Temporary/Portable Storage
- 7:00 p.m. 5. Adjourn
- 7:01 p.m. Comprehensive Plan Update meeting to follow regular meeting.


JULY 12, 2010
BECKER TOWNSHIP
PLANNING COMMISSION MEETING

Becker Township Planning Commission met on Monday, July 12, 2010 at 6:30 p.m. at Becker Township Hall. Present: Brad Wilkening, Mark Limpert, Rodger Nordlund. Absent: Gary Hammer, Frank Kasowski, Jr. Also present: Kelli Neu, Dick Schieffer-Atty., Chris Gustafson, Tim Lindholm, Chuck Marohn-Planning Consultant.

Chair Wilkening called the meeting to order at 6:30 p.m.

- Limpert moved second Nordlund minutes of May 10, 2010 be approved as distributed. Motion carried all voting for. The June meeting was cancelled due to lack of business.
- THE CROSSING CHURCH PUBLIC HEARING – located at 16492 149th St. (Salida Depot). Attorney Schieffer advised the board to not hold the scheduled Public Hearing because the taxes on the property are delinquent per Sherburne County records. The applicant certified they are paid on the application. The staff declared the application incomplete as the ordinance requires all taxes be paid and current. The owner stated taxes are due August 6th or they will lose their liquor license. Kelli has spoken with the church applicant and explained the license and tax issues.
- OTHER BUSINESS/UPDATES
 - Chris Gustafson and Tim Lindholm requested approval to put a portable storage container behind the building at their place of business on County Road 11 and Hwy. 10. It would be 8' by 40' to store parts, tires, toolboxes, inventory, etc. and would be permanent. They would paint the building and container the same color and it would be hidden behind the building. They would put up a cedar fence if required. Chris stated the storage pod is needed to help prevent thefts. They also would like to have boats on trailers on consignment for sale. Board and staff stated it would be better to utilize more inside space as it looks like the golf cart business is not going to be relocating there. They would have to bring the building up to the architectural standards as previously required for the golf cart business. The storage pod is an accessory structure that is allowed in the industrial zone, but not in commercial and they may have to apply to make amendments to their Interim Use Permit. Brad will visit the site and report back to the board before any decisions are made.
 - Veit does gravel mining at the Vonco site with a Conditional Use Permit from Sherburne County. The Township needs to update their fee schedule and ordinances to do an annual review for permitting fees.
 - Land Use Permits from the County are needed on some properties. The property list from the County did not include all properties in the Shoreland, recreational, Scenic River, etc. areas. Eventually the Township will take over all permitting.
- Nordlund moved second Limpert meeting be adjourned at 7:30 p.m. Motion carried all voting for.

- COMPREHENSIVE PLAN UPDATE WORKSHOP – Chuck Marohn reviewed the Community Goals Resident Survey. He reported 77 residents completed the survey through the website and 5 responded via mail. Results are attached. Discussion held on writing the update for the plan and it was decided that Chuck will start writing the plan, bring up issues that should be talked about and addressed, and the board will review.



Judy Shermak, Clerk



Brad Wilkening, Chair

Meeting cancelled

Shermak

From: "Nick Ziegelmann" <nickz@ci.becker.mn.us>
To: "Idonna Hunter" <citizenidonna@sherbtl.net>; "Shermak" <jshermak@izoom.net>
Sent: Wednesday, May 26, 2010 2:33 PM
Subject: Public Hearing Notice
Idonna-

Please publish the following public hearing notice in this week's Citizen Newspaper.

TOWN OF BECKER NOTICE OF PUBLIC HEARING

Notice is hereby given that the Becker Township Planning Commission will meet at 6:30 p.m. on Monday June 14th, 2010 at Becker Town Hall, 12165 Hancock Street. The Planning Commission will hold the following public hearing:

6:30 p.m.: Ordinance Amendment Public Hearing: The Planning Commission will hold a public hearing to discuss and consider general amendments including adding security regulations for pools, clarifying the implementation of animal units in the zoning regulations and language corrections.

Anyone interested in this issue is encouraged to attend and comment at the Public Hearing. If you are unable to attend please provide written comment to Kelli Neu at P.O. Box 250, Becker, MN 55308 or by e-mail to kneu@ci.becker.mn.us by June 14th, 2010.

Thank you.

Judy Shermak,
Becker Township Clerk

Thanks,

Nick

Nick Ziegelmann
Community Development Coordinator
City of Becker
PO Box 250
Becker, MN 55308

(ph): 763-261-4302
(fax): 763-261-4411
nickz@ci.becker.mn.us

Planning Commission

Becker Township

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

August 9, 2010

Agenda

- 6:30 p.m.**
1. Call Planning Commission Meeting to Order
 2. Approve Minutes of July 12th, 2010
 3. Snake River Cemetery Minor Subdivision
 - **Resolution 10-10**
- 6:30 p.m.**
4. The Crossing Church Conditional Use Permit Public Hearing
 - **Resolution 10-09**
 5. Other Business/Updates
 - Chris Gustafson Update
 - Floodplain, Shoreland, Rec. River and Wetlands Update
- 7:00 p.m.**
6. Adjourn
- 7:01 p.m.** **Comprehensive Plan Update meeting to follow regular meeting.**

AUGUST 9, 2010
BECKER TOWNSHIP
PLANNING COMMISSION MEETING

Becker Township Planning Commission met on Monday, August 9, 2010 at 6:30 p.m. at Becker Township Hall. Present: Brad Wilkening, Mark Limpert, Rodger Nordlund, Frank Kasowski, Jr., Judy Shermak. Absent: Gary Hammer. Also present: Kelli Neu, Dick Schieffer-Atty., Cheryl Smith.

Chair Wilkening called the meeting to order at 6:35 p.m.

- Limpert moved second Nordlund minutes of July 12, 2010 be approved as distributed. Motion carried all voting for.
- SNAKE RIVER CEMETERY MINOR SUBDIVISION – Cheryl Smith requested approval of a minor subdivision for the Snake River Cemetery. Kelli explained this is to correct an exiting legal description error. Currently, the existing grave sites are not located on the Snake River Cemetery land and property owner, Alta Norlund, and the Cemetery Association would like to correct this error. A survey has been submitted in which both parcels meet our existing lot standards within the General Rural zoning district. Limpert moved, second Nordlund to approve Resolution TCP 10-10 Recommending Granting A Minor Subdivision for the Snake River Cemetery and also recommending approval to the Joint Planning Board. Motion carried all voting for.
- THE CROSSING CHURCH PUBLIC HEARING – located at 16492 149th St. (Salida Depot). The scheduled Public Hearing could not be held tonight because the taxes on the property are not yet paid per Sherburne County records. The applicant has been informed that any special meetings they may request will cost them \$250 each for the Planning Commission and Joint Planning Board.
- OTHER BUSINESS/UPDATES
 - Chris Gustafson and Tim Lindholm requested approval to put a portable storage container behind the building at their place of business on County Road 11 and Hwy. 10. Chair Wilkening checked out the site. The required turn lane has been constructed. The Town Board stated a pod for storage should not be allowed as it does not conform to our standards. Allowing it would set precedence. The Santiago Lions asked to put a sign up at the site but it would not be legal.
 - Discussion held on clearing up language in the code for “gray areas”.
 - Nick Ziegelmann is working on ordinances for Shoreland, recreational, and scenic river areas.
 - Kevin Gannon, Hardrives, has requested more days than the 10 allowed for 24 hour operation of the asphalt batch plant on Veit property. He informed staff that 10 additional days were granted by the County under their Conditional Use Permit but there are no records of this. If they want to extend the time for 24 hour operation they will have to apply to the Township for extensions and amend the CUP, or a new CUP under Township jurisdiction would have to be applied for.

Planning Commission
August 9, 2010
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- COMPREHENSIVE PLAN UPDATE WORKSHOP – Chuck Marohn, Consultant, was not present so there was no workshop was held.
- Limpert moved second Kasowski meeting be adjourned at 7:15 p.m. Motion carried all voting for.



Judy Shermak, Clerk



Brad Wilkening, Chair

Planning Commission

Becker Township

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

September 13, 2010

Agenda


- 7:00 p.m.** 1. Call Planning Commission Meeting to Order
2. Approve Minutes of August 9th, 2010
- 7:00 p.m.** 3. Hardrives Inc. Conditional Use Permit Public Hearing
- **Resolution TPC 10-09**
4. Other Business/Updates
- 7:30 p.m.** 5. Adjourn
- 7:31 p.m.** Comprehensive Plan Update meeting to follow regular meeting.

SEPTEMBER 13, 2010
BECKER TOWNSHIP
PLANNING COMMISSION MEETING

Becker Township Planning Commission met on Monday, September 13, 2010 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: Nick Ziegelmann, Dick Schieffer-Atty., Ian Vagle-Veit Companies, Chris Miller-Hardrives Inc.

Chair Wilkening called the meeting to order at 7:00 p.m.

- Limpert moved second Hammer minutes of August 9, 2010 be approved as distributed. Motion carried all voting for.
- HARDRIVES INC. PUBLIC HEARING – Chair Wilkening opened the public hearing to consider a conditional use permit request by Hardrives Inc. to amend their existing conditional use permit for the operation of a portable asphalt plant at the property located at 15301 140th Ave. SE, currently zoned Heavy Industrial. Nick provided background and staff findings on the request. Hardrives is requesting to amend the hours of operation. Currently they are allowed to operate 24 hours a day for 10 days per construction season and they are requesting 20 days of 24 hour operation per season. Chris Miller stated the additional time is needed because they gained work for Highway 10 from Big Lake to Elk River and Hwy. 25 by Monticello, and the additional days will be used May through October. The property is located at the Vonco site and Ian Vagle stated a copy of the SWPPP plan and the Certificate of Insurance for both Vonco Corporation and Hardrives will be submitted to the township annually. 137th Avenue will not be used for hauling. Limpert moved second Hammer to close the public hearing. Atty. Schieffer suggested minor grammatical changes to the resolution. **Limpert moved second Hammer to approve Resolution 2010-09 and recommend approval to the Joint Planning Board. Motion carried all voting for.**
- OTHER BUSINESS/UPDATES
 - Dave Eccles has inquired about rezoning the Berens Auction property on the south side of Highway 10 to Industrial for the machine shop previously discussed, and he would also like to split the property.
 - Shannon Acres located on the south side of Hidden Haven Development may be requesting subdivision of a 5 acre parcel into two 2-1/2 acre lots.
 - Staff is working on and checking into a horse boarding complaint.
- COMPREHENSIVE PLAN UPDATE WORKSHOP – Chuck Marohn, Consultant, was not present so there ~~was~~ no workshop was held.
- Hammer moved second Limpert meeting be adjourned at 7:25 p.m. Motion carried all voting for.



Judy Shermak, Clerk



Brad Wilkening, Chair

8/23/2017

No meeting for the Planning Commission for October of 2017.

According to the October 18, 2010 Becker Town Board minutes, "The October Planning Commission was cancelled for lack of agenda"

Planning Commission

Becker Township

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

November 8, 2010

Agenda

- 7:00 p.m.**
1. Call Planning Commission Meeting to Order
 2. Approve Minutes of September 13th, 2010
 3. Ordinance Amendment Permit Public Hearing
 - **Ordinance 2010-01**
 - **Animal Units**
 - **Access Requirements**
 - **Accessory Structures**
 4. 2011 Fee Schedule
 - **Resolution TPC 2010-11**
 5. Comprehensive Plan Update – Charles Marohn
 6. Other Business/Updates
- 8:30 p.m.**
7. Adjourn

NOVEMBER 8, 2010
BECKER TOWNSHIP
PLANNING COMMISSION MEETING AND PUBLIC HEARING

Becker Township Planning Commission met on Monday, November 8, 2010 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 and Nick Ziegelmann, Dick Schieffer-Atty., Chuck Marohn-Consultant, Liz Boyer-1000 Friends of Minn.

Chair Wilkening called the meeting to order at 7:00 p.m.

- Hammer moved second Kasowski minutes of September 13, 2010 be approved as distributed. Motion carried all voting for.
- **ORDINANCE AMENDMENT PUBLIC HEARING** - Chair Wilkening opened the public hearing to discuss and consider general amendments including adding maximum size regulations on accessory structures, regulations regarding driveway accesses, clarifying the implementation of animal units in the zoning regulations and language corrections. Kelli and Nick provided background and staff recommendations for updating and clarifying the following items:

Animal Units – Clarification is needed within the Code to reference the allowable amount of animal units per acre. Staff recommended language allowing 1 animal unit per acre. Discussion on the difference between General Rural and Agricultural zones. Should Agriculture have more allowed, what does the county allow, and breaking it down by land districts. The board recommended researching animal units in Agriculture zones and include a separate standard.


Driveway Access – Currently the Code of Ordinances does not address driveway accesses within the Ag and General Rural zoning districts. Discussed the need for the township engineer to approve and whether the Town Board or Engineer will have final approval authority. Language in the ordinance mirrors that which exists in the Industrial and Commercial zoning districts, except in the General Rural and Ag districts when driveways may be relocated with Town Engineer approval.

Accessory Structures – The maximum size or total amount of area that accessory structures may consume is not addressed in our Code of Ordinances. The County allows for a maximum accessory structure size of 1,200sf 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 Board approved the above sizes and did not recommend any changes. No public comments were made.

Limpert moved second Kasowski to close the Public Hearing. Motion carried all voting for.

Limpert moved, second Nordlund, to recommend approval to the Joint Planning Board of Ordinance 2010-01 Amending Becker Joint Planning Board Land Use Regulations, with Section 1 – Animal Units – to be taken out. Motion carried all voting for.

- 2011 FEE SCHEDULE – Resolution TPC 2010-11 Recommending Setting Fees and Charges for 2011 For the Becker Joint Planning Board was reviewed. Recommended changes were: 1) Driveway Access Permit \$110 fee and \$100 deposit, 2) Gravel Mining Monitoring Fee \$15/acre based on total acreage, and 3) Remove Building Permit Fee Schedule as it is regulated by Town Board. **Hammer moved, second Kasowski, to approve Resolution TPC 2010-11 and recommend approval to the Joint Planning Board. Motion carried all voting for.**
- OTHER BUSINESS/UPDATES
 - Mark Edling's house is finished and Jerome Edling is requesting changing Mark's acreage to 2 ½ and attaching Jerome's to the 77 ½ acre plot. This would basically be switching parcels. Atty. Schieffer will research the process.
 - The logo design will be discussed at the next meeting.
- COMPREHENSIVE PLAN – Chuck Marohn, Consultant, presented a draft copy of the Becker Comprehensive Plan and reviewed what has been done. The next step is to outline strategies and future land use plans. Limpert felt the facts and figures need to be checked for accuracy and some statements need to be re-worded. The board will need more time to study the plan. Discussion on the true cost of roads, road standards, local street standards, maintenance, capital improvement plan, life span of paved roads, and developments. The Board will study the plan and Chuck will get another version with strategies to be reviewed at the next meeting. Chuck also invited the Board to a Curbside Chat session at Big Lake on February 16th.
- Nordlund moved second Limpert meeting be adjourned. Motion carried all voting for.



Judy Shermak, Clerk



Brad Wilkening, Chair

Planning Commission

Becker Township

Town Hall
12165 Hancock Street
Becker, MN 55308

December 13, 2010

Agenda

- 7:00 p.m.** 1. Call Planning Commission Meeting to Order
2. Minutes of November 8th, 2010
- 7:00 p.m.** 3. Animal Units Ordinance Public Hearing
- **Ordinance 2010-02**
- 7:05 p.m.** 4. Temporary Structure/Storage Ordinance Public Hearing
- **Ordinance 2010-03**
5. Becker Township Logo
6. Comprehensive Plan Update – **Charles Marohn**
7. Other Business/Updates
- Deb Johnson IUP amendment in January
- 9:00 p.m.** 8. Adjourn


DECEMBER 13, 2010
BECKER TOWNSHIP
PLANNING COMMISSION MEETING AND PUBLIC HEARING

Becker Township Planning Commission met on Monday, December 13, 2010 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 and Nick Ziegelmann, Dick Schieffer-Atty., Chuck Marohn-Consultant, Lynette Brannan.

Chair Wilkening called the meeting to order at 7:00 p.m.

- Limpert moved second Kasowski minutes of November 8, 2010 be approved as distributed. Motion carried all voting for.
- **ANIMAL UNITS ORDINANCE PUBLIC HEARING** - Chair Wilkening opened the public hearing to discuss and consider general amendments including adding regulations regarding animal units in the zoning regulations. Kelli explained that the Animal Units Ordinance 2010-02 is not completed as staff is still researching and breaking down units by lot sizes. **Limpert moved second Nordlund the public hearing be continued to January 10, 2011 at 7:10 p.m. Motion carried all voting for.**
- **Kasowski moved second Nordlund to close the Public Hearing. Motion carried all voting for.**
- **TEMPORARY STRUCTURE/STORAGE ORDINANCE PUBLIC HEARING** – Chair Wilkening opened the public hearing to discuss and consider general amendments adding regulations regarding temporary accessory structures in the zoning regulations. Nick explained that Ordinance 2010-03 is not completed as he is waiting for a publication from the American Planning Association on Temporary Storage Facilities. Discussion on roll-offs, whether they should be allowed, if they are how to regulate, and proper use in zones they are allowed. At the present time all have to meet township architectural standards. **Kasowski moved second Hammer the public hearing be continued to January 10, 2011 at 7:15 p.m. Motion carried all voting for.**
- **Limpert moved second Nordlund to close the Public Hearing. Motion carried all voting for.**
- **BECKER TOWNSHIP LOGO** – Lynette Brannan presented examples of Logos she has designed for Becker Township. After discussion the board made suggestions to incorporate agriculture, make the font look more historical, give it a more simplistic and municipal/government look.
- **EDLING LAND SPLIT** – Attorney Schieffer gave an update on his research in the Edling request to split their land. Jerome's is now a 2.5 acre lot and he wants to attach it to the 80 acre lot adjacent to Mark's home on a 5 acre lot, and change Mark's lot to a 2.5 acres. Part of the 80 acres is designated as an Industrial II Zone in the future land use of the Comprehensive Plan and the house would be a legal non-conforming use. They would not be able to add on to the house. Another option would be to keep the house on 40 acres in the Ag Zone. Kasowski will meet with the Edlings and Kelli to discuss options.

- Kasowski left the meeting at 7:50 p.m.
- OTHER BUSINESS/UPDATES – Deb Johnson will be attending the January meeting to request an amendment to her Interim Use Permit.
- COMPREHENSIVE PLAN UPDATE -- Chuck Marohn discussed upcoming training opportunities the board could participate in. Discussion on the November 2010 Draft Plan and structure, Goal 7 of Transportation, Planning and CIP for road maintenance, cost, life span of roads, and planning for future development. At the next meeting strategies will be discussed.
- Limpert moved second Hammer meeting be adjourned at 8:55 p.m. Motion carried all voting for.



Judy Shermak, Clerk



Brad Wilkening, Chair