

Planning Commission

Becker Township

Town Hall
12165 Hancock Street
Becker, MN 55308

January 10, 2011

Agenda

- 7:00 p.m. 1. Call Planning Commission Meeting to Order
2. Minutes of December 13, 2010
- 7:00 p.m. 3. Johnson IUP Amendment Public Hearing
- Resolution TPC 2011-01
- 7:10 p.m. 4. Animal Units Ordinance Public Hearing Cont.
- Ordinance 2011-01
- 7:15 p.m. 5. Temporary Structure/Storage Ordinance Public Hearing Cont.
- Ordinance 2011-02
6. Other Business/Updates
- Township Logo
 - Lutz Discussion
 - Subdivision Road Access Question
7. Comprehensive Plan Update – Charles Marohn
- 9:00 p.m. 8. Adjourn


JANUARY 10, 2011
BECKER TOWNSHIP
PLANNING COMMISSION MEETING AND PUBLIC HEARING

Becker Township Planning Commission met on Monday, January 10, 2011 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., Debra Johnson, John Kramer, Vicki MacGlover, Chuck Nagle, Andy Schreder, Lynette Brannan.

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

- Hammer moved second Limpert minutes of December 13, 2010 be approved as distributed. Motion carried all voting for.
- DEBRA JOHNSON INTERIM USE PERMIT PUBLIC HEARING - Chair Wilkening opened the public hearing to consider an amendment to the existing interim use permit for a craft retreat rental house at 11250 173rd Avenue SE, from Debra Johnson. Nick reviewed changes being requested are to allow for use of the property year round, and increase the maximum number of guests/occupants to 14. Requirements for the State License are being met. The pool is not licensed by the Minnesota Department of Health therefore may not be used by guests, proper signage is to be installed, and the rental agreement must include language excluding use of the pool. The permit will have a 5 year expiration date. Neighbors John Kramer and Vicki MacGlover stated they have no problems or concerns with the business. **Limpert moved second Hammer to close the public hearing. Motion carried all voting for.**
- **Hammer moved second Limpert to approve Resolution 2011-01 Recommending the Amendment of the Interim Use Permit for a Craft/Spiritual Retreat Located at 11250 173rd Avenue SE. Motion carried all voting for.**
- ANIMAL UNITS ORDINANCE PUBLIC HEARING CONTINUED – Chair Wilkening opened the continued public hearing to discuss and consider general amendments including adding regulations regarding animal units in the zoning regulations. Staff reviewed the information on their research of surrounding counties and the Minn. Statute definition of animal unit. Discussion on the differences within zoning districts. Ag districts usable acreage would exclude the house area and wetland areas. Do we have to go by State Statutes for units per zoning district? Location of lots and pen enclosures are a concern, especially small lots with horses. The current language in the ordinance is what the Pollution Control Agency uses to control feedlots and not for municipalities. **Hammer moved second Limpert the public hearing be continued to February 14, 2011 at 7:05 p.m. and add language for placement and size of corrals on smaller lots. Motion carried all voting for.**
- BECKER TOWNSHIP LOGO – Lynette Brannan presented examples of Logos she has re-designed for Becker Township for stationery, envelopes, and business cards. After discussion the board felt that the logo should be black and white, basic and clear-cut. The wording under the logo will be eliminated. Nick will research other city and township logos for comparison.

- TEMPORARY STRUCTURE/STORAGE ORDINANCE PUBLIC HEARING CONTINUED – Chair Wilkening opened the continued public hearing at 7:55 p.m. to discuss and define regulations regarding temporary portable storage units in Becker Township. Nick reviewed his research and draft Ordinance 2011-02. Changes to be made are: #3) Maximum allowable time for a Portable Temporary Storage unit to be located on a property shall be 60 calendar days per year; #4) add be of uniform color; #5) add be of uniform color or display sign of rental company only. Change Portable Storage Unit definition regarding limited basis. **Hammer moved second Limpert the public hearing be closed at 8:15 p.m. Motion carried all voting for.**
- OTHER BUSINESS/UPDATES –
 - Lutz Property – They would like to deed 20 acres to their daughter and the suggestion was made to attach a small piece of land to the 20 acres for a metes and bounds land split that can be done at the county.
 - Future subdivision road access, platting, and easement requirement questions to staff by a property owner discussed.
 - Edling Land Split – They will be doing a Boundary Adjustment to change Mark's to 2.5 acres and Jerome's to 77.5 acres. No additional acreage will be added to original land. They are changing only the boundary lines.
- Hammer moved second Limpert meeting be adjourned at 8:50 p.m. Motion carried all voting for.



Judy Shermak, Clerk



Brad Wilkening, Chair

Planning Commission

Becker Township

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12165 Hancock Street
Becker, MN 55308

February 14, 2011

Agenda

- 7:00 p.m.**
1. Call Planning Commission Meeting to Order
 2. Minutes of January 10th, 2011
- 7:05 p.m.**
3. Animal Units Ordinance Public Hearing Continuation
 - **Ordinance 2011-02**
 4. Other Business/Updates
 - Township Logo
 - Ewing Discussion
 - Gustafson IUP Amendment
 5. Comprehensive Plan Update – **Charles Marohn**
- 9:00 p.m.**
6. Adjourn


FEBRUARY 14, 2011
BECKER TOWNSHIP
PLANNING COMMISSION MEETING AND PUBLIC HEARING

Becker Township Planning Commission met on Monday, February 14, 2011 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 and Nick Ziegelmann-Zoning Administrators, Dick Schieffer-Atty., Lynette Brannan, Chuck Marohn-Consultant.

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

- Limpert moved second Hammer minutes of January 10, 2011 be approved as distributed. Motion carried all voting for.
- TOWNSHIP LOGO – Discussion on the four concepts submitted. Hammer moved second Limpert to recommend the first logo with shaded Town Hall to the Town Board. Motion carried all voting for. Lynette Brannan will complete the project.
- ANIMAL UNITS ORDINANCE PUBLIC HEARING - Chair Wilkening opened the continued public hearing at 7:05 p.m. to discuss and consider general amendments adding regulations regarding animal units in the zoning regulations. Nick reviewed MPCA regulations and Attorney Schieffer's recommendations. Language for pens or fences added is: "A property owner or tenant may not construct an animal pen or fence within 75 feet of a neighboring property owner's primary structure. If the neighboring property does not have a primary structure on the property, at the time of construction of the pen or fence, the distance must be measured from the minimum side yard and front yard setback of the neighboring property." No comments from the public were received. **Limpert moved second Hammer to close the public hearing at 7:16 p.m. Motion carried all voting for.**
- **Limpert moved second Hammer to approve and recommend adoption by the Joint Planning Board of Ordinance 2011-02 Amending Becker Joint Planning Board Land Use Regulations. Motion carried all voting for.**
- OTHER BUSINESS/UPDATES –
 - Judy Ewing has requested information on the process of transferring a 33 acre parcel to Pete & Brenda Ewing. They will need to dedicate a driveway easement for access.
 - A request for a Gustafson IUP Amendment (Hwy. 10 & County Rd. 25) may come before the board at the March meeting. He is requesting an expansion of the trailer sales area to the front of the building and adding rentals and possibly boats.
 - Nick has contacted Veit regarding Gravel Mining Fees.
- COMPREHENSIVE PLAN UPDATE – Chuck Marohn, Consultant, led the discussion on the ongoing updating of the plan. Items covered were the Introduction and Background. The board recommended changes needed and he will bring revised copy for approval. Discussion on Goals and Strategies will begin at the next meeting.
- Limpert moved second Hammer meeting be adjourned. Motion carried all voting for.



Judy Shermak, Clerk



Brad Wilkening, Chair

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March 14, 2011

Agenda

- 7:00 p.m.** 1. Call Planning Commission Meeting to Order
2. Approve Minutes of February 14th, 2011
- 7:00 p.m.** 3. Highland Acres Preliminary Plat
Resolution TPC 11-02
4. Highland Acres Final Plat
Resolution TPC 11-03
5. Other Business
- Chris Gustafson may be present to discuss IUP amendment
 - Newspaper Notice for Building Permits
- 8:00 p.m.** 6. Adjourn
- 8:01 p.m.** **Comprehensive Plan Update meeting to follow regular meeting**

MARCH 14, 2011
BECKER TOWNSHIP
PLANNING COMMISSION MEETING AND PUBLIC HEARING


Becker Township Planning Commission met on Monday, March 14, 2011 at 7:00 p.m. at Becker Township Hall. Present: Brad Wilkening, Gary Hammer, Mark Limpert, Frank Kasowski, Jr. Judy Shermak. Absent: Rodger Nordlund.
Also present: Kelli Neu and Nick Ziegelmann-Zoning Administrators, Dick Schieffer-Atty., Cole Petroske, Craig Wensmann and T. Vander Eyk-Bogart & Pederson, Stan Herkenhoff, Chris Gustafson.

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

- Limpert moved second Kasowski minutes of February 14, 2011 be approved as distributed. Motion carried all voting for.
- **HIGHLAND ACRES PRELIMINARY AND FINAL PLAT PUBLIC HEARING -**
Chair Wilkening opened the public hearing at to consider a request from Cole Petroske, Applicant, for the preliminary plat of Highland Acres Subdivision located in Sec. 23, Twp. 34, Rg. 28. This is a two lot subdivision currently zoned General Rural. The plat consists of two 10-acre lots on the northern section of a 40 acre parcel. Highland Bank is the current owner of the property, along with the property west and south of the 40 acres. Since the property to the west is not served by a roadway, staff recommended Highland Bank provide access to the property to the west of the plat to ensure it is not land locked. The access would be on the lower 20 acres, connect to 185th Avenue SE, and not part of the plat. Vander Eyk and Wensmann explained the intent of the 66 ft. easement is to provide access to three lots. The proposed easement would not work as a township road as there is a problem with the triangle of land connecting to 185th Avenue SE. It would need to be realigned to meet township minimum radius standards. No comments from the public were received. **Limpert moved second Hammer to close the public hearing at 7:25 p.m. Motion carried all voting for.**
- **Limpert moved second Kasowski to approve Resolution 2011-02 Recommending Approval of the Preliminary Plat for Highland Acres, as amended to record an access easement, negating future use as a public road since it will not be up to road standards. The easement would be used as an access to otherwise landlocked property. Motion carried all voting for.**
- **Kasowski moved second Limpert to approve Resolution 2011-03 Recommending Approval of the Final Plat for Highland Acres, to be amended same as Preliminary Plat Resolution. Motion carried all voting for.**
- **OTHER BUSINESS/UPDATES -**
 - Chris Gustafson requested information on the process of amending his IUP for Adventure Sales/Gustafson Trailers located on Hwy. 10 and County Rd. 11. He would like to expand and use space along both roads for more exposure until the rest of the area is rented. His plans are to landscape, paint the building this summer, look into brickwork, put in a cement slab, new garage door, new lighting, and use trailers for signing while taking down all others. Discussion on permanent permitted use and short term interim use permits. Conditional Use Permits run permanent with the land and require more conditions and as the interchange being planned is not going to be funded for many years the board

stated a CUP may be warranted. Staff will give him recommendations on requirements as were outlined to a previous applicant.

- The board directed Ziegelmann to put an ad in the Citizen Newspaper notifying residents that permits for Becker Township can be obtained at Becker City Hall rather than Sherburne County Zoning.
- COMPREHENSIVE PLAN UPDATE – Chuck Marohn, Consultant, was not in attendance. The board asked Kelli and Nick to work on the update of the Comprehensive Plan and bring copies for the next meeting.
- Limpert moved second Kasowski meeting be adjourned at 8:15 p.m. Motion carried all voting for.



Judy Shermak, Clerk



Brad Wilkening, Chair

Planning Commission

Becker Township

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April 11, 2011

Agenda


- 7:00 p.m. 1. Call Planning Commission Meeting to Order
- 2. Approve Minutes of March 14th, 2011
- 7:00 p.m. 3. Comprehensive Plan Update
- 4. Other Business
- 8:00 p.m. 5. Adjourn

APRIL 11, 2011
BECKER TOWNSHIP
PLANNING COMMISSION MEETING

Becker Township Planning Commission met on Monday, April 11, 2011 at 7:00 p.m. at Becker Township Hall. Present: Brad Wilkening, Mark Limpert, Frank Kasowski, Jr., Gary Hammer, Judy Shermak. Absent: Rodger Nordlund. Also present: Kelli Neu and Nick Ziegelmann-Zoning Administrators, Dick Schieffer-Atty., Matt Anderson, Vern Jurek.

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

- Limpert moved second Kasowski minutes of March 14, 2011 be approved as distributed. Motion carried all voting for.
- COMPREHENSIVE PLAN – Neu let discussion on the updates for the comprehensive plan she has been working on. Edits on the Introduction and Background were reviewed. All of the Goals and Strategies (1 through 11) were discussed and changed as needed. Road Feet per Household chart will be changed to Road Miles/Tax Capacity. The 2010 Census Data will be included to update the population chart. Pattern of Development will be changed to reflect positives rather than negatives. Add two Implementation Strategies for Goal: 1) Research sources available to assist Township in conducting a Natural Resources Inventory, and 2) Review and revise Zoning Ordinance and Subdivision Regulations to better reflect desired development patterns and ideals. A copy of the draft plan with notations is attached to minutes.
- OTHER BUSINESS/UPDATES –
 - Chris Gustafson did not meet time requirements for the amendment of his IUP for Adventure Sales/Gustafson Trailers located on Hwy. 10 and County Rd. 11 for a public hearing. No application has been received.
 - Complaint received on 96th Street car repair shop.
 - Complaint regarding septic pumping on 91st Street referred to Metro West.
 - Vern Jurek explained drainage issues caused by their neighbor. Township Planning and Zoning has no enforcement authority and he was advised to attend a Town Board Meeting.
- Kasowski moved second Hammer meeting be adjourned at 8:10 p.m. Motion carried all voting for.



Judy Shermak, Clerk



Brad Wilkening, Chair

Planning Commission

Becker Township

Town Hall
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Becker, MN 55308

May 9, 2011

Agenda

- 7:00 p.m.**
1. Call Planning Commission Meeting to Order
 2. Approve Minutes of April 11th, 2011
 3. Guests and Open Forum
 - Aaron Buesgens and/or Randy Luth
 4. Comprehensive Plan Update
 5. Other Business
- 8:00 p.m.**
6. Adjourn


May 9, 2011
BECKER TOWNSHIP
PLANNING COMMISSION MEETING

Becker Township Planning Commission met on Monday, May 9, 2011 at 7:00 p.m. at Becker Township Hall. Present: Brad Wilkening, Mark Limpert, Rodger Nordlund, Gary Hammer. Absent: Frank Kasowski, Jr. and Judy Shermak
Also present: Kelli Neu and Nick Ziegelmann-Zoning Administrators, Aaron Buesgens, Lincoln Builders.

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

- Limpert moved second Hammer minutes of April 11, 2011 minutes be approved as distributed. Carried all voting for.
- Guest and open forum: Aaron Buesgens from Lincoln Builders was present to discuss an accessory structure project that he was bidding on in Becker Township. Mr. Buesgens stated that he is looking at building a 40x30 accessory structure with a lean-to on a 1.1 acre lot in the Township. He stated that the maximum size accessory structure for a 1.1 acre lot is 1200 square feet, and he want to know if the board would consider the lean-to as part of the overall building size. The board stated that the lean-to would need to be factored into the total building size. Briefly discussed was if a variance was possible. The board also discussed building a 40 x 30 structure, and then adding an addition onto the primary structures attached garage. Mr. Buesgens will go back and look at all his options.
- COMPREHENSIVE PLAN – Neu briefly discussed the changes that have been made to the comprehensive plan. Discussion was had about how the comprehensive plan will be used. Discussed was holding a public hearing for the comprehensive plan at the June 13th Planning Commission meeting.
- OTHER BUSINESS/UPDATES –
 - Kelli briefly reviewed the potential boundary line adjustment from Howard Johnson that may be coming forward to the Planning Commission.
 - Nick updated the Planning Commission on the MetroWest inspection of the septic system of Mr. Woolhouse. The septic system was pumped by a licensed contractor.

Nordlund moved second Hammer meeting be adjourned at 8:10 p.m. Motion carried all voting for.



Nick Ziegelmann, Zoning Administrator



Brad Wilkening, Chair

Planning Commission

Becker Township

Town Hall
12165 Hancock Street
Becker, MN 55308

June 13, 2011

Agenda

- 7:00 p.m.**
1. Call Planning Commission Meeting to Order
 2. Approve Minutes of May 9th, 2011
 3. Guests and Open Forum
- 7:00 p.m.**
4. Comprehensive Plan Public Hearing
 5. Edling Minor Subdivision review
 6. Johnson Boundary Adjustment review
 7. Other Business
- 9:00 p.m.**
8. Adjourn

JUNE 13, 2011
BECKER TOWNSHIP
PLANNING COMMISSION MEETING

Becker Township Planning Commission met on Monday, June 13, 2011 at 7:00 p.m. at Becker Township Hall. Present: Brad Wilkening, Mark Limpert, Rodger Nordlund, Gary Hammer, Judy Shermak. Absent: Frank Kasowski, Jr.
Also present: Nick Ziegelmann-Zoning Administrator, Dick Schieffer-Attorney.

Chair Wilkening called the meeting to order at 7:05 p.m.

- Limpert moved second Nordlund minutes of May 9, 2011 approved as distributed. Motion carried all voting for.
- Nick updated on the notices sent out to various businesses for sign ordinance code violations.
- **COMPREHENSIVE PLAN PUBLIC HEARING** – Chair Wilkening opened the public hearing to consider a complete update of the existing Becker Township Comprehensive Plan at 7:15 p.m. Nick presented the plan in draft form as data files are still needed from Chuck Marohn, Consultant, to complete the plan. Limpert stated that in the Transportation Plan road maintenance for the future needs to be addressed more fully, and Hammer questioned whether it needs to be in the plan as it is a major responsibility of the Town Board. The road maintenance is included under Expenditures and not the Transportation Plan. A \$100 per foot cost estimate is used and it was questioned whether it was accurate. The cost of Filly Trail improvements will be researched to compare. Wilkening will get information on methods of road improvement and the life cycle of different types of improvement. There were no citizens in attendance so no further comments were received. **Limpert moved second Nordlund to close the Public Hearing. Carried all voting for.**
- **EDLING MINOR SUBDIVISION** – Jeff Edling, applicant, and Pheasant Ridge Properties, LLC, property owner, have submitted a minor subdivision application to split an existing 39.5 acres parcel into two parcels – a 5 acre and a 34.5 acre parcel. It is zoned General Rural and a Certificate of Survey has been received. This is a former contractor yard on 122nd St., a minimum maintenance road. Township engineer comments stated it is a 3 rod road so the Township should acquire a 1 rod easement. The shared drainage pond will need to be addressed for cross easements for drainage between the two property owners. **Hammer moved, second Limpert to approve Resolution 2011-04 recommending the granting of a Minor Subdivision for Jeff Edling, adding language for a 1 rod road easement to Becker Township and cross drainage easement for the use and maintenance of the shared retention pond between the two owners. Motion carried all voting for.**
- **JOHNSON BOUNDARY ADJUSTMENT** – Howard Johnson, owner, has submitted a subdivision application for a boundary line adjustment. The property is zoned General Rural and a Boundary Survey has been submitted. A portion (.52 acres) of PID 05-120-4103 will be split and combined with PID 05-120-4101. Mr. Johnson is doing a simple split to square off the neighbor's property so no new parcel is being created. The JPB waived the plat requirements at their May 24, 2011 meeting. **Hammer moved, second Nordlund to approve Resolution 2011-05 recommending the granting a Boundary Line Adjustment for Howard Johnson. Motion carried all voting for.**

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June 13, 2011
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Hammer moved second Nordlund meeting be adjourned at 7:54 p.m. Motion carried all voting for.



Judy Shermak, Clerk



Brad Wilkening, Chair

Planning Commission

Becker Township

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Becker, MN 55308

July 11, 2011

Agenda

- 7:00 p.m.**
1. Call Planning Commission Meeting to Order
 2. Approve Minutes of June 13th, 2011
 3. Comprehensive Plan Discussion
 4. Sherburne County Association of Township Meeting
 - July 20th, 7:30pm at Becker Town Hall
 5. Other Business
- 8:00 p.m.**
6. Adjourn


JULY 11, 2011
BECKER TOWNSHIP
PLANNING COMMISSION MEETING

Becker Township Planning Commission met on Monday, July 11, 2011 at 7:00 p.m. at Becker Township Hall. Present: Brad Wilkening, Mark Limpert, Rodger Nordlund, Gary Hammer, Frank Kasowski, Jr., Judy Shermak. Absent: None.
Also present: Kelli Neu-Zoning Administrator.


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

- Limpert moved second Nordlund minutes of June 12, 2011 approved as distributed. Motion carried all voting for.
- **COMPREHENSIVE PLAN UPDATE** – A figure of \$65 per foot for cost of road maintenance, per Township Engineer, will be used. Limpert suggested adding \$3.00 per year for inflation. Maps for the comprehensive plan may not have been done by 1000 Friends of Minnesota so Kelli will use the BIKO files from the original plan as no changes have been made. Wilkening offered to help with GIS. The state site is down now because of the state government shutdown so demographic information will be obtained when the shutdown is over. Discussion on 1000 Friends of Minn. Grant and township match. Research will be done to determine if staffing time can be used. Wilkening presented a graph analysis of the pavement management program over a 40 year period that is used by the City of Otsego. Discussion on timelines and methods of maintenance of township roads
- Sherburne County Association of Townships quarterly meeting will be at Becker Town Hall on July 20th at 7:30 p.m. Gary Hammer and Kelli Neu will be giving a presentation on the course of action the township and city has taken in the Annexation Agreement, Planning and Zoning, and the Joint Powers Board. Kelli will have a handout for attendees.
- **OTHER BUSINESS**
 - A potential new owner of Salida Depot may want to establish an Adult Entertainment Business. The property is zoned commercial so this type of business is not allowed there. Chico's is also zoned commercial.
 - The State Electrical Inspector is not working because of the state shutdown. The Dept. of Labor approved adopting an emergency ordinance to adopt the electrical code of State Statutes and the inspector can contract with the Township rather than the State. This would be an interim ordinance and would terminate automatically when the State ends the shutdown. **Hammer moved second Limpert to recommend adoption of the emergency ordinance to the Town Board. Carried all voting for.**
 - Hammer discussed the problems of headwall structures in driveways. The Town Board is researching State Statutes and the adoption of an ordinance. Kelli said notification of owners can be done when a permit is issued.

Kasowski moved second Limpert meeting be adjourned at 7:50 p.m. Motion carried all voting for.



Judy Shermak, Clerk



Brad Wilkening, Chair

Planning Commission

Becker Township

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August 8, 2011

Agenda

- 7:00 p.m.**
1. Call Planning Commission Meeting to Order
 2. Approve Minutes of July 11th, 2011
 3. Olson Plat Update
 4. Division and rearrangement Ordinance Update
 5. Comp Plan Update
 6. Other Business
- 8:00 p.m.**
7. Adjourn

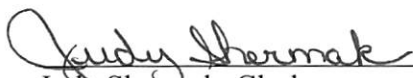
AUGUST 8, 2011
BECKER TOWNSHIP
PLANNING COMMISSION MEETING

Becker Township Planning Commission met on Monday, August 8, 2011 at 7:00 p.m. at Becker Township Hall. Present: Brad Wilkening, Mark Limpert, Rodger Nordlund, Gary Hammer, Frank Kasowski, Jr., Judy Shermak. Absent: None.
Also present: Kelli Neu and Nick Ziegelmann-Zoning Administrators, Dick Schieffer-Attorney.

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

- Limpert moved second Nordlund minutes of July 11, 2011 approved as distributed. Motion carried all voting for.
- OLSON PLAT – Todd and Pamela Olson own two lots in Snake River Estates with the house on one lot. They would like to build an approximately 2200 square foot pole shed on the second lot. The 2.5 acre lots allow for an 1800 square foot shed, so they would like to replat both lots, which would allow for a larger shed on 5 acres. A building permit has been issued with the contingency for replatting. Covenants will carry over. A public hearing will be held in September.
- ORDINANCE UPDATE – Atty. Schieffer and Kelli Neu have been working on a Division and rearrangement Ordinance update. Discussion on changing lot lines in agriculture zones and doing so without platting. Design standards were explained. Atty. Schieffer will draft the ordinance for a public hearing at the September meeting.
- COMPREHENSIVE PLAN UPDATE – Maps from Envision Minn. (1000 Friends of Minnesota) have been received. No land use plan was done by them. 2010 census update numbers have been added. For expenditures a figure of \$65.00 per foot in today's dollars will be used for road maintenance.
- OTHER BUSINESS
 - Right of Way and headwall ordinance discussed. The Township published the ordinance and will be informing residents of violations in the near future.
 - Limpert reviewed the water drainage issues in Bridgeview Development and has been meeting with owners of 7 properties to try to come up with a solution. They are pumping water into the ditches and construction of these ditches is being looked at. One lot is not built on and a possible solution recommended was to dig a pond for the water to drain to. The lot is 1.8 acres and cost is approx. \$53,000. Driveways, culverts, and ditches would have to be redone. The owners would have to fund the project. Discussion on the possibility of assessing the lot owners for 10 years. The Township engineer is working on plans.
 - Schmidt and Fossen Fields Development drainage issues discussed.
 - A public hearing on the Subsurface (septic) Treatment System Ordinance and Variance Regulations will be held at the September meeting.

Kasowski moved second Hammer meeting be adjourned at 8:10 p.m. Motion carried all voting for.



Judy Shermak, Clerk



Brad Wilkening, Chair

Planning Commission

Becker Township

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September 12, 2011

Agenda

- 7:00 p.m.** 1. Call Planning Commission Meeting to Order
2. Approve Minutes of August 8th, 2011
- 7:00 p.m.** 3. Snake River Estates Fourth Addition Preliminary Plat Public Hearing
4. Snake River Estates Fourth Addition Final Plat
- 7:05 p.m.** 5. Subsurface Treatment System Public Hearing
- 7:10 p.m.** 6. Variance Ordinance Amendment Public Hearing
- 7:15 p.m.** 7. Division and Rearrangement Ordinance Public Hearing
8. Other Business/Updates
- Special Mtg on Monday Sept. 26th at 7pm
 - Bob Crane Metes and Bounds Split
 - Knife River IUP
 - Salida Depot Easement Discussion/Update
 - Hanson Update
- 9:00 p.m.** 9. Adjourn

SEPTEMBER 12, 2011
BECKER TOWNSHIP
PLANNING COMMISSION MEETING
AND PUBLIC HEARING

Becker Township Planning Commission met on Monday, September 12, 2011 at 7:00 p.m. at Becker Township Hall. Present: Brad Wilkening, Gary Hammer, Frank Kasowski, Jr., Judy Shermak. Absent: Mark Limpert, Rodger Nordlund. Also present: Kelli Neu and Nick Ziegelmann-Zoning Administrators, Dick Schieffer-Attorney, Todd and Pamela Olson, Tanya Danielson.

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

- Kasowski moved second Hammer minutes of August 8, 2011 approved as distributed. Motion carried all voting for.
- SNAKE RIVER ESTATES FOURTH ADDITION PRELIMINARY PLAT – Wilkening opened the Public Hearing at 7:01 p.m. Todd and Pamela Olson own two adjacent lots in the Snake River Estates subdivision. The house is on one lot and they wish to build an approximately 2200 square foot detached garage on the other lot. The garage is larger than the maximum 1800 square feet allowed on a 2.5 acre lot. Because the two lots are from two separate plats (Lot 1 Block 4, Snake River Estates and Lot 1 Block 2, Snake River Estates Third Addition) replatting must be done to combine the lots and allow for the larger garage. Staff reported no replies have been received from notices sent to neighbors. **Kasowski moved, second Hammer, to close the Public Hearing at 7:08 p.m. Motion carried all voting for.**
- **Hammer moved, second Kasowski, to approve Resolution 2011-06 Recommending Approval of the Preliminary Plat for Snake River Estates Fourth Addition. Motion carried all voting for.**
- SNAKE RIVER ESTATES FOURTH ADDITION FINAL PLAT – **Kasowski moved, second Hammer, to approve Resolution 2011-07 Recommending Approval of the Final Plat for Snake River Estates Fourth Addition. Motion carried all voting for.**
- SUB-SURFACE TREATMENT SYSTEM (SSTS) ORDINANCE AMENDMENT – Wilkening opened the Public Hearing at 7:12 p.m. Staff reported Sherburne County adopted amendments to their subsurface treatment system ordinance in April of 2011. The new ordinance incorporated MN Rules Chapter 7080-7083, and all current revisions. All cities and townships are required to update their existing SSTS Ordinances within 12 months after the adoption by the County. The amended ordinance must be as restrictive, or more restrictive than the County Standards. In order to maintain consistent standards it is recommended that the township adopt the same ordinance as the county. No comments were received from the public. **Hammer moved, second Kasowski to close the Public Hearing at 7:15 p.m. Motion carried all voting for. Kasowski moved, second Hammer, to approve recommendation to the Town Board to adopt Ordinance 2011-03 Amending the Subsurface Treatment System Regulations. Motion carried all voting for.**
- VARIANCE ORDINANCE AMENDMENT – Wilkening opened the Public Hearing at 7:16 p.m. The Minnesota Legislature changed the language regarding the standards for granting variances. The term “hardship” has been replaced with “practical difficulties”. The changes now give the local zoning authority more flexibility and control. Discussion on adopting township definition of “practical

difficulties” and how restrictive a local government can be. Atty. Schieffer discussed the original language for “hardship” and “practical difficulties” as described by the new language. Nick reviewed the proposed ordinance and changes made. There were no comments from the public. **Kasowski moved, second Hammer, to close the Public Hearing at 7:24 p.m. Motion carried all voting for. Hammer moved, second Kasowski, to approve recommendation to the Joint Planning Board to adopt Ordinance 2011-03 Amending the Becker Joint Planning Board Variance Regulations. Motion carried all voting for.**

- DIVISION AND REARRANGEMENT ORDINANCE – Wilkening opened the Public Hearing at 7:26 p.m. Discussion on division and rearrangement of conforming and non-conforming lots in agriculture zones and doing so without platting. The amendment will reduce the information provided to staff for simple lot subdivisions and boundary adjustment subdivisions. A survey must be done and staff may also require additional information. The ordinance will be redrafted to indicate transfers of 20 acres or more can be done directly. There were no comments from the public. **Hammer moved, second Kasowski, to close the Public Hearing at 7:45 p.m. Motion carried all voting for.**

- OTHER BUSINESS

- A Special Planning Commission Meeting will be held September 26, 2011 at 7:00 p.m. to consider a request from Midwest Contracting for an IUP for gravel mining on the Eilers property on 115th Avenue.


- Metes and bounds split – Bob Crane wants to split 20 acres off a 66 acre parcel and sell to Gary Gilbert. There are no roads involved and would have to be attached to Gilbert’s property. A survey will have to be done and Town Board approval will be needed.

- Knife River has applied for an IUP for concrete crushing and storage for the Highway 10 road project.

- Tanya Danielson informed the board that Sherburne State Bank now has full title and is the owner of Salida. They will be putting it up for sale in the near future. The easement previous owners did not sign will need to be signed by the bank.

- Warren Hanson requested a permit to build an accessory structure on a lot without a house and was informed that it was not legal and would not be permitted.

Kasowski moved second Hammer meeting be adjourned at 8:02 p.m. Motion carried all voting for.



Judy Shermak, Clerk



Brad Wilkening, Chair

**Planning Commission
SPECIAL MEETING**

Becker Township

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

September 26, 2011

Agenda

- 7:00 p.m.** 1. Call Planning Commission Meeting to Order

- 7:00 p.m.** 2. Midwest Contracting/Eilers Brothers IUP Public Hearing
Resolution 2011-08

- 8:00 p.m.** 3. Adjourn

SEPTEMBER 26, 2011
BECKER TOWNSHIP
SPECIAL PLANNING COMMISSION MEETING

Becker Township Planning Commission met on Monday, September 26, 2011 at 7:00 p.m. at Becker Township Hall. Present: Brad Wilkening, Mark Limpert, Rodger Nordlund, Gary Hammer, Jr., Judy Shermak. Absent: Frank Kasowski, Jr. Also present: Kelli Neu-Zoning Administrator, Dick Schieffer-Atty., Dennis Anderson-Project Manager, Midwest Contracting LLC, Alan Eilers.

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

- Wilkening opened the Public Hearing at 7:00 p.m. Midwest Contracting, applicant and Eilers Bros., owner, have submitted an interim use permit application for the excavation of 30,000 cubic yards of granular material from the NW ¼ of Section 2, Twp. 34N, Rg. 29W. The excavation of the granular material will be used for the Highway 10 reconstruction project. They would like to begin immediately running for approximately 6 weeks, suspending for winter, then beginning again in the Spring and to be completed in the 2012 construction season. Hours of operation are 6:00 a.m. to 9:00 p.m., Monday through Friday and Saturday 6:00 a.m. to 5:00 p.m. The Land Use Permit from the county has not been completed as of this date. Mr. Anderson stated the wetland delineation has been done. The IUP is contingent upon all necessary permits and approvals being obtained from Sherburne County, MPCA, MnDOT, and Becker Township prior to commencing any activity on the property. Discussion items included:

- Midwest Contracting is the subcontractor for PCI.
- Material is measured by load counts and a loader scale while hauling. The State also monitors and reports can be obtained from Midwest Contracting or the State.
- MnDot will review and video all haul roads. Eyk, Township Engineer, will also photographically document 77th Street, a five ton road. Cost for repairs of any damages to 77th Street resulting from hauling operations will be the responsibility of the Contractor. Atty. Schieffer questioned the subcontractor's guarantee as the state's process has financial guarantee for haul roads.
- The Township does not have pit restoration plans. Restoration of excavated area is addressed by Midwest and area will be returned to agricultural when complete.
- Draft resolution was reviewed.
- There were no comments from the public.

Hammer moved, second Nordlund, to close the Public Hearing at 7:22 p.m.


- **Limpert moved, second Hammer, and carried all voting for, to approve Resolution 2011-08 with the following changes and conditions:**
 - 1) Page 3, No. 5 – include haul roads.
 - 2) Page 3, No. 6 – include Sherburne County Resolutions.
 - 3) Add: Property to be restored to agricultural use including topsoil.
 - 4) Add: Appropriate traffic control and signs shall be provided. Midwest is responsible for signage on haul roads.

Atty. Schieffer advised that the Town Board's approval will be needed at their October 17, 2011 meeting.

- Limpert moved second Nordlund meeting be adjourned at 7:35 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

October 10, 2011

Agenda

- 7:00 p.m.** 1. Call Planning Commission Meeting to Order
2. Approve Minutes of September 12th, 2011 and September 26th, 2011
- 7:00 p.m.** 3. Knife River Interim Use Permit Public Hearing
- 7:05 p.m.** 4. Gustafson Interim Use Permit Amendment Public Hearing
5. Other Business/Updates
- PCI Interim Use Permit App.
- 8:00 p.m.** 6. Adjourn

OCTOBER 10, 2011
BECKER TOWNSHIP
PLANNING COMMISSION MEETING
AND PUBLIC HEARING


Becker Township Planning Commission met on Monday, October 10, 2011 at 7:00 p.m. at Becker Township Hall. Present: Brad Wilkening, Gary Hammer, Mark Limpert, Rodger Nordlund, Judy Shermak. Absent: Frank Kasowski, Jr. Also present: Kelli Neu and Nick Ziegelmann-Zoning Administrators, Dick Schieffer-Attorney, Ron Hall-Knife River Corporation, Chris Gustafson-Gustafson Trailer Sales.

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


- Hammer moved second Limpert minutes of September 12, 2011 Regular Meeting and September 26, 2011 Special Meeting be approved as distributed. Motion carried all voting for.
- KNIFE RIVER CORPORATION IUP PUBLIC HEARING – Wilkening opened the Public Hearing at 7:02 p.m. Knife River, applicant and RD Offutt, owner have submitted an interim use permit application for the recycling, stockpiling and hauling of asphalt/concrete, up to 10,000 cubic yards, for the 2012 Highway 10 reconstruction project. Location is PID 05-005-2105, Sec. 5, Twp. 33N, Rg. 28W, zoned Agricultural. Stockpiling and hauling would begin as soon as all permits are acquired and the Joint Planning Board approval is obtained. No township roads are involved and no Land Use Permits are needed. The township engineer had no comments. Dust control may be an issue and Mr. Hall stated they will mitigate dust with water treatment. **Limpert moved, second Nordlund, to close the Public Hearing at 7:14 p.m. Motion carried all voting for.**
- **Limpert moved, second Nordlund, to approve Resolution 2011-11 Recommending Granting an Interim Use Permit for Stockpiling and Hauling of Asphalt and Concrete, with an amendment to change the crushing operation to begin in April 1, 2012 and end November 15, 2012. Stockpiling and hauling to begin when all permits are obtained and JPB approval is given. Voting yes: Limpert, Nordlund, Wilkening. Abstain: Hammer because Hwy. 10 crossover to family land is involved. Motion carried.**
- GUSTAFSON TRAILER SALES IUP PUBLIC HEARING – Wilkening opened the public hearing at 7:15 p.m. Chris Gustafson, applicant and L&B Equities, LLC, owner, have submitted an interim use permit amendment application to increase the amount of ground surface for sales to extend towards the corner of TH 10 and CR 11, allow trailer rentals, sale of maximum of 3 boats on trailers, 1 dock assembly, and maximum of 12 recreational vehicles (snowmobiles, ATV, golf cart, etc) on the property located at 14747 165th Ave. SE, zoned Commercial. The current IUP expires in December of 2014. As the timeframe for the future interchange will be further into the future than was originally anticipated the board is recommending that the applicant apply for a Conditional Use Permit at that time. As this would apply to the entire property the owner would have to apply and all conditions for a CUP will have to be met at that time. Mr. Gustafson stated that permanent signage is being worked on. The dock assembly would not be motorized. Discussion on types of recreational vehicles to be sold. **Hammer moved second Limpert to close the public hearing at 7:43 p.m. Carried all voting for.**

- **Hammer moved second Nordlund to approve Resolution TPC 2011-10 Recommending Amending the Interim Use Permit for Outdoor Auto and Trailer Sales located at 14747 165th Avenue, with an amendment to include recreational vehicle definition. Carried all voting for.** Staff will confer with Mr. Gustafson and Larry Hopfenspirger, Owner, regarding future plans for a Conditional Use Permit.
- **OTHER BUSINESS**
 - A public hearing will be held next month for PCI Roads Inc. for an IUP for a temporary concrete batch plant for the Hwy. 10 reconstruction project. The operation will be on Norm Johnson property.
 - Metes and bounds split – Bob Crane and Gary Gilbert property split has been completed.
 - A request for a second driveway in Majestic Knoll has been received. It is being looked at by township engineer, Eyk, and Nick Ziegelmann, and will then be sent to the Town Board for approval.

Limpert moved second Nordlund meeting be adjourned at 7:53 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**

November 10, 2014

Agenda

- 7:00 p.m.**
- 1. Call Planning Commission Meeting to Order**
 - 2. Approve Minutes of September 8, 2014**
 - 3. New Business**
 - A. Hammer Family Cemetery, Conditional Use Permit– Public Hearing**
 - 4. Old Business**
 - A. David Eccless, Conditional Use Permit**
 - 6. Other Business**
 - A. Bylaws Annual Review**
 - 5. Adjourn**

BECKER PLANNING COMMISSION
SEPTEMBER 08, 2014
MEETING MINUTES

Present: Brad Wilkening, Mark Rask, Gary Hammer, Lucinda Messman

Absent: Frank Kasowski, Mark Limpert

Also Present: Richard Schieffer – Township Attorney, Kelli Bourgeois

No public hearing this month

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

Motion to approve the minutes as distributed by Hammer, second by Rask. Motion carried, all voting in favor.

Greg and Pam Smith Subdivision application presented to board.

- This is a boundary line adjustment. Minor subdivision
- 16482 77th Street, Becker
- Basics – taking a 5 acre parcel and joining with 10 acres from a 30 acre parcel, yielding a 15 acre parcel and a 20 acre parcel
- No additional lot is being created, therefore no public hearing is required.
- Planning commission staff recommends approval
- Two parcels now – after there are still two parcels. Access and frontage are still the same
- **Motion to accept Resolution 2014-16: A resolution recommending the granting of a boundary line adjustment subdivision for Gerald Lisk and Patricia Lisk and Greg Smith and Pam Smith by Hammer, second by Rask. Motion carried, all voting in favor.**

Other Business

- Eccles Letter (JPB 2009-03, PID 05-511-0105) distributed to the board
 - Notice of Violation was sent several weeks ago – this is the response. A copy of the JPB Resolution 2009-03 was included with the letter.
 - Discussion of facility and history and how it got to this point
 - JPB Res 2009-03 states on page one and condition 8 that mini storage is to be removed by 12-31-2012 or the township can remove and assess
 - Board action: Kelli will draft a letter in response. Dick will review the letter, sign and send

Motion to adjourn by Rask, second by Hammer. Motion carried, all voting in favor.

Brad Wilkening, Chair

Lucinda Messman, Clerk

Update: Planning Commission Meeting!

Therese Haffner

Sent: Monday, November 10, 2014 1:47 PM
To: brad.wilkening@westwoodps.com; fkasowas1@sherbtl.net; garywhammer@gmail.com; mrask@sherbtl.net; marklimpert5@gmail.com; Lucinda@beckertownship.org
Cc: Amanda Othoudt; Kelli Bourgeois [kelli.j.bourgeois@gmail.com]; rjschieffer@yahoo.com; Greg Pruszinske; Marilyn Danielson
Importance: High

The public hearing will be continued to Monday, December 8th at 7PM. The applicant has granted an extension so you can review at the regularly scheduled meeting in December.

Those confirmed to be at tonight's brief meeting are
Brad Wilkening
Gary Hammer
Mark Rask

Marilyn Danielson will take minutes since she lives in town.

Therese Haffner
City Planner
City of Becker
12060 Sherburne Ave.
PO Box 250
Becker, MN 55308
Phone: 763.200.4245
www.ci.becker.mn.us

-----Original Message-----

From: Therese Haffner
Sent: Monday, November 10, 2014 10:31 AM
To: 'brad.wilkening@westwoodps.com'; 'fkasowas1@sherbtl.net'; 'garywhammer@gmail.com'; 'mrask@sherbtl.net'; 'marklimpert5@gmail.com'; 'Lucinda@beckertownship.org'
Cc: Amanda Othoudt; 'Kelli Bourgeois'; 'rjschieffer@yahoo.com'; Greg Pruszinske; Marilyn Danielson
Subject: Planning Commission Meeting!
Importance: High

Hello Planning Commission,
As heavy snow continues throughout the day and evening and winds cause drifting conditions, I am proposing that we reschedule tonight's meeting. A short meeting tonight will still need to be held because a public hearing is scheduled but if we can limit people driving I think it makes sense to do that. We need three members to attend tonight for a quorum. Brad confirmed that he can attend. The public hearing will need to be opened and a motion made to continue to a certain date, time and place. Therefore, the public hearing will not be closed.

Please let me know what days and times will work for you to meet. We need to meet before the next Joint Planning Commission meeting. The following dates are options:
Wed. Nov. 12th at 7PM
Thurs. Nov. 13th at 7PM
Tues. Nov. 18th at 7PM
Wed. Nov. 19th at 7PM

Thurs. Nov. 20th at 7PM

Do not reply all to this email. Even though we are just working to schedule a meeting I don't want any issues with the "open meeting" law.
Thanks Everyone!

Therese Haffner
City Planner
City of Becker
12060 Sherburne Ave.
PO Box 250
Becker, MN 55308
Phone: 763.200.4245
www.ci.becker.mn.us

Planning Commission

Becker Township

Town Hall
12165 Hancock Street
Becker, MN 55308

November 14, 2011

Agenda

- 7:00 p.m. 1. Call Planning Commission Meeting to Order
2. Approve Minutes of October 10th, 2011
- 7:00 p.m. 3. PCI Roads Interim Use Permit Public Hearing
4. 122nd Street Discussion (Joe Danielson)
5. Other Business/Updates
- 8:00 p.m. 6. Adjourn

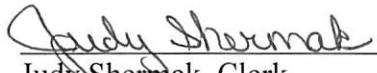
NOVEMBER 14, 2011
BECKER TOWNSHIP
PLANNING COMMISSION MEETING
AND PUBLIC HEARING

Becker Township Planning Commission met on Monday, November 14, 2011 at 7:00 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-Zoning Administrator, Dick Schieffer-Attorney, Joe Miessen-PCI Roads Inc., Joe Danielson-Becker City Public Works.

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

- Limpert moved second Kasowski minutes of October 10, 2011 Meeting be approved as distributed. Motion carried all voting for.
- PCI ROADS INC. IUP PUBLIC HEARING – Wilkening opened the Public Hearing at 7:01 p.m. PCI Roads Inc., applicant and Norman and Margaret Johnson, owners have submitted an interim use permit application to establish a temporary batch plant and allow stockpiling of materials for the TH 10 construction project, on their property at the SW ¼ of the NW ¼ of Sec. 25, T34N, R29W. Joe Miessen represented PCI and explained the process. The property is currently zoned Agriculture. The location is at the corner of TH10 and State Hwy. 25, hours of operation will be 6 a.m.-8 p.m. Monday-Friday and 6 a.m.-6p.m. Saturday, with start up to be next spring. Provisions of the resolution were reviewed. The property must be restored to agricultural use including final grading and topsoil placement within six months of final use. A temporary driveway will access Hwy. 25 to Hwy. 10 off ramp. **Limpert moved, second Nordlund, to close the Public Hearing at 7:08 p.m. Motion carried all voting for.**
- **Limpert moved, second Kasowski, to approve Resolution 2011-12 Recommending Granting an Interim Use Permit for Stockpiling and Establishing a Concrete Batch Plant at the Property Located in the Southwest Quarter of the Northwest Quarter of Section 25, Township 34N, Range 29W. Motion carried all voting for.**
- Discussion held with Joe Miessen regarding problems with the Knife River IUP for the Hwy. 10 reconstruction project, as Knife River is a subcontractor for PCI. Staff stated Mr. Miessen has been very cooperative with resolving issues brought forward.
- 122ND STREET – Joe Danielson, Becker City Public Works, came before the board to discuss problems associated with 122nd Street. They are looking for ideas for improving the road as it is a well traveled gravel road and complaints are about the poor condition. The road leads to the compost site and is currently being maintained by the City. An alternate tar road is available and signed. Solutions discussed included closing one end with a cul-de-sac or adding more class 5. Tarring would be prohibitive because of cost.
- OTHER BUSINESS
 - Walt Murfin inquired about obtaining a Conditional Use Permit to build log homes for North Dakota. He was informed this would not be allowed under his current CUP for Wood Accents.
 - Kelli spoke with MnDot regarding rules for rumble strips and where they are putting them in relation to developments. There are no requirements to put them in and they are usually put in when federal dollars are involved.

Limpert moved second Nordlund meeting be adjourned at 7:55 p.m. Motion carried all voting for.



Judy Shermak, Clerk



Brad Wilkening, Chair

8/23/2017

No Planning Commission meeting was held for December 2011

Becker Town Board Minutes from December 2011 read, "PLANNING COMMISSION -
Kelli Neu reported there was no December meeting because of lack of agenda items."