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**Board Members Present-Representing**

**Staff Members Present**

Brad Wilkening, Chair, Becker Township  
Brian Kolbinger, Vice-Chair/Chair Becker Township  
Rick Hendrickson, City of Becker  
Mark Rask, Becker Township

Ben Wikstrom – Township Planning Consultant  
Mary Roe – Planner, City of Becker  
Lucinda Messman – Becker Township Clerk  
Fran Seeley – Becker Township Deputy Clerk

**Absent**

Tracy Bertram, City of Becker Mayor  
Also Present: Tony Wruck

Joint Planning Board meeting called to order by Chair Wilkening at 7:00 p.m. Quorum Verified.

**Motion to approve agenda as posted by Kolbinger. Second by Rask. Motion carried, all voting in favor.**

**Motion to approve November 2019 minutes by Rask. Second by Hendrickson. Motion carried. All voting in favor.**

**New Business**

**Paradise Cove Preliminary and Final Plat Applications - Wikstrom**

- This is a procedural plat. Our ordinance requires platting to develop commercially zoned land.
- Parcel was rezoned in November.
- The Planning Commission held the public hearing on January 13th and unanimously recommended approval of the preliminary and final plats. No comments from the public were received.
- After Planning Commission, Township Engineer recommended
  - a drainage plan and an NPDES permit must be approved prior to construction start
  - staff felt it was best to list them in the resolution rather than just using the blanket statement of “compliance with the engineer’s memo” as is typical since the NPDES permit sometimes lags, so “construction start” was chosen rather than “prior to approval of a building permit” or other wording.
  - The applicant is aware that approval of their grading and sitework will be dependent on those reviews and the NPDES permit.

No questions by board members

**Motion to approve RESOLUTION 2020-01: A RESOLUTION APPROVING A PRELIMINARY PLAT OF THE PROPERTY IDENTIFIED AS PARCEL 05-009-3105 by Hendrickson. Second by Kolbinger. Motion carried, all voting in favor.**

**Motion to approve RESOLUTION 2020-02: A RESOLUTION APPROVING A FINAL PLAT OF THE PROPERTY IDENTIFIED AS PARCEL 05-009-3105 by Hendrickson. Second by Rask. Motion carried, all voting in favor.**

**Accessory Structure Staff Memo - Wikstrom**

- County Ordinance has changed and allows more lot coverage with accessory structures than the township at this time. This is not related to shipping containers.

- Changing to follow would work, but would decrease what is allowed in our smaller, cluster-septic lots than what they have currently. Currently, 1,200 sq ft is allowed.
- Significantly more is allowed on larger lots
- Township allowed lean-to's that didn't count towards total as a way to increase size, but now should it continue?
- Single building size limits are in place in County ordinance – is that desired here?
  - Board discussion – consensus –
    - no maximum size per structure is needed.
    - 1,200 sq ft minimum should be maintained.
    - Lean to's now count as square footage towards maximum coverage

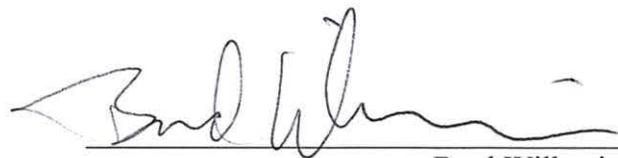
Vonco modification permit required no amendment of existing CUP, only a waiver of Sherburne County ordinance for what they have. **Motion to approve clerk sending the following language to Sherburne County as comment for the waiver application: The Becker Town Board and Becker Joint Planning Board acknowledge Sherburne County Board has jurisdiction/authority to grant the waiver as no amendment of the existing CUP is required. The Boards do request Sherburne County hold firm to the ordinance language specifically restricting fill from being located within that buffer area by Kolbinger. Second by Hendrickson. Motion carried, all voting in favor.**

Our clarification of shipping containers had an unanticipated impact on a local business. Board directive to planner to modify language and bring to future public hearing for adoption.

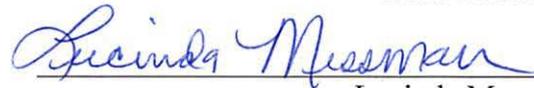
05-120-4100 – looking to split into two lots – process necessary reviewed? ROW requirements reviewed. Line issues reviewed.

- Platting preferred – will be cleaner and lines will be as needed
- Verify with City Comp plan for road plans
- Road width discussed as road appears to be out of the right of way

Meeting adjourned at 7:46 p.m.



Brad Wilkening, Chair



Lucinda Messman, Clerk