

**Becker
Joint Planning Board**

July 24, 2012

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

Agenda

- 7:00 p.m.**
1. Call Joint Planning Board Meeting to Order
 2. Minutes of May 22, 2012 and June 16, 2012
 3. Willard Ewing Easement Vacation Correction
 - Resolution 2012-08
 4. Stefan and Christine Schaub Interim Use Permit
 - Resolution 2012-09
 5. Shady Landing Preliminary Plat and Final Plat
 - Resolution 2012-10
 - Resolution 2012-11
 6. RSI Recycling Inc. Ordinance Amendment, Rezone, and Conditional Use Permit
 - Resolution 2012-12
- Other Business
- 8:30 p.m.**
7. Adjourn

JULY 24, 2012
BECKER JOINT PLANNING BOARD

Becker Township Joint Planning Board met on Tuesday, July 24, 2012 at Becker Township Hall.
Present: Brad Wilkening, Mark Limpert, Tracy Bertram, Judy Shermak. Absent: Gary Hammer, Phil Knutson.

Also present: Kelli Neu-Zoning Administrator, Dick Schieffer-Attorney, Mike Zimmerman-Shady Landing.

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

- **Bertram moved second Wilkening minutes of May 22, 2012 and June 16, 2012 be approved as distributed. Carried all voting for.**
- WILLARD EWING EASEMENT VACATION – An error on the easement vacation for Willard Ewing occurred when 6 feet instead of 12 feet was vacated. Mr. Ewing’s house was built in 1988 and incorrectly surveyed so it is located on a drainage and utility easement on two lots and two separate plats – Ready Sowle Addition and an Elk River Gardens outlot. **Wilkening moved second Bertram to approve Resolution 2012-08 Amending Resolution 2012-07 Approving Vacation of a Drainage and Utility Easement in Ready-Sowle Addition, Sherburne County. Carried all voting for.**
- STEFAN AND CHRISTINE SCHAUB INTERIM USE PERMIT – The Schaub’s have submitted an application for an interim use permit to operate a dog kennel and training facility on their property at 11550 165th Ave. SE. Training will be primarily German Shepherds for police and military, and dogs of all breeds in basic obedience. The Planning Commission recommended approval to allow five dogs on the site for training and boarding at a time, and allow up to four events per year at the property. A kennel license will be needed. **Wilkening moved second Bertram to approve Resolution 2012-09 Granting an Interim Use Permit for a Commercial Dog Kennel Facility Located at 11550 165th Avenue SE, Becker. Carried all voting for.**
- SHADY LANDING PRELIMINARY AND FINAL PLAT – Michael and Patricia Zimmerman have applied for a preliminary plat for the subdivision of Shady Landing, a five acre lot split from 30 acres, in Sec. 3-Twp. 34-Rg. 28. The property is abutting County Road 11 and a 50 foot easement was required by the county. The Planning Commission recommended approval. Attorney Schieffer will review the title work before signing mylars. **Bertram moved second Wilkening to approve Resolution 2012-10 Approving the Preliminary Plat for Shady Landing. Carried all voting for. Wilkening moved second Bertram to approve Resolution 2012-11 Approving the Final Plat for Shady Landing. Carried all voting for.**
- RSI RECYCLING INC. ORDINANCE AMENDMENT, REZONE, AND CONDITIONAL USE PERMIT – RSI Recycling, Inc., applicant, and First National Bank of Elk River, property owner, have requested the following to allow for a recycling center/scrap yard at 15542 137th Street SE in Becker Township. 1: Amend the Becker Joint Planning Zoning Ordinance to allow recycling centers/scrap yards as permitted uses in the Industrial 1 zoning district. 2: Rezone the property at 15542 137th Street SE, Becker Township from Agricultural to Industrial 1. And 3: Grant a conditional use permit to RSI Recycling, Inc. to allow them to establish a recycling center/scrap yard at 15542 137th Street SE. A Public Hearing at the Planning Commission was held July 18, 2012. After reviewing the findings of fact the Planning Commission recommended denial of the request. Objective 3 of the Implementation section of the Comprehensive Plan reflects the Township’s desire for high quality commercial and industrial development along the TH10 corridor in which strict Development Guidelines were established within the plan. The location is not suitable for this type of business and rezoning would affect many other properties.

- **Wilkening moved second Bertram to approve Resolution 2012-12 Denying a Rezone Request, and Denying a Conditional Use Permit Request as made by Troy Halverson, RSI Recycling, Inc., Applicant, and First National Bank of Elk River, Property Owner. Carried all voting for.**

- **OTHER BUSINESS/UPDATES –**
 - Neu met with Tony Wruck regarding the noncompliance notice sent to him. Nothing has been heard back from him so she will contact him again.
 - A complaint was received regarding an auto body repair shop in Turnquist Farms located in the General Rural zoning district that will be investigated.
 - Five people will be interviewed for the Community Development Coordinator position at Becker City. One will be interviewed by the City Administrator and recommendations will be brought before the City Council.
 - Discussion on Chris Gustafson IUP located on Hwy. 10 and County Rd. 11. Number of trucks allowed was questioned, he is using more area than allowed, signage is not corrected, and other violations observed. Neu will do a site visit.

Wilkening moved, second Bertram meeting be adjourned at 7:37 p.m. Carried all voting for.

Judy Shermak, Clerk



Mark Limpert, Chair