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**Board Members Present-Representing**

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

**Absent: none**

Tracy Bertram, City of Becker Mayor

**Staff Members Present**

Kelli Bourgeois – Township Attorney  
Ben Wikstrom – Township Planning Consultant  
Mary Roe – Planner, City of Becker  
Lucinda Messman – Township Clerk via phone

Also Present: Darren Moeller, Dean Moeller, Lori Moeller, Ashley May. On March 13, 2020, Minnesota Governor Tim Walz issued Executive Order 20-01, “Declaring a Peacetime Emergency and Coordinating Minnesota’s Strategy to Protect Minnesotans from COVID-19,” declaring a peacetime emergency under Minn. Stat. § 12.31, subd. 2. Also, the Center for Disease Control has labeled COVID-19 as a pandemic illness since COVID-19 poses a risk to the health, welfare. Anyone wishing to attend was asked to notify the clerk so space accommodations could be verified/determined. Remote attendance has been and will continue to be made available during this time.

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

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

**Motion to approve May 2020 minutes by Rask. Second by Hendrickson. Motion carried. All voting in favor.**

**New Business**

Moeller Addition Preliminary and Final Plat

- Goal is to split 5.4 acre parcel from the 46+ acre original parcel 05-121-2105
- Zoned General Rural
- Staff findings
  - All minimum requirements are met for General Rural District
    - Lot Size: 2.5 acres
    - Width: 200’
    - Depth: 300’
    - Buildable Area: 40,000 s.f.
    - Setbacks: Front - 70’ (from any CSAH; reduction from 100’ when property is platted); Side - 10’; Rear - 25’; Wetland – varies/determined by County (not applicable)
    - County State Aid Highway 4 would provide access to parcel so the applicant has worked with the County to determine access location and alignment with rights-of-way to the north. This is noted and the location depicted on the attached preliminary plat.
- Staff recommends approval with the following conditions:
  - Compliance with any items listed in the Township Engineer’s review letter is required.
  - A park dedication payment to the Township of \$800 is required prior to recording of the final plat.
  - A mylar copy of the recorded final plat must be submitted to the Becker Township offices.

- Town Planning Commission recommended unanimous approval via Resolutions 2020-13 (Preliminary Plat) and 2020-14 (Final Plat)
- Draft Joint Planning Board Resolutions 2020-13 and 202-14 were presented to Board
- Board discussion
  - Driveway – this is a county road, do we have county input? Yes, the County has already approved an application for driveway. It is being located as directed.
- **Motion to approve Becker Joint Planning Board Resolution 2020-13: A Resolution Approving a Preliminary Plat of the Property Located at 9877 155<sup>th</sup> Avenue Southeast by Hendrickson. Second by Kolbinger. Motion carried, all voting in favor.**
- **Motion to approve Becker Joint Planning Board Resolution 2020-14: A Resolution Approving a Final Plat of the Property Located at 9877 155<sup>th</sup> Avenue Southeast by Rask. Second by Hendrickson. Motion carried, all voting in favor.**

#### Proposed Becker Joint Planning Board Ordinance Amendments

- The two items have been reviewed in the past and proposed language is now prepared. Recall by adopting the county ordinance, unanticipated issues arose with approved commercial uses of shipping containers in general rural areas.
  - Difficulties created for commercial businesses on smaller parcels who use them
  - TPC Recommended approval of this language via motion at their June Meeting.
- Proposed ordinance would amend the General Performance Standards, Item 19. Portable Temporary Storage Units as follows (bold/underline = additional language, strikeout = language to delete):
  - *The following requirements shall apply to the placement of portable temporary storage units in all zoning districts:*
  - *A. Portable Temporary Storage Units shall only be placed on the property owner's driveway or a parking area or, if access exists, at the side or rear of the property. The required number of parking spaces shall be maintained, at all times.*
  - *B. Portable Temporary Storage Units must meet the setback requirements for the property, unless the Portable Temporary Storage Unit is placed on the property owner's driveway or parking area. No Portable Temporary Storage Unit shall be located in any right-of-way.*
  - *C. Except for portable temporary storage units that are used for construction sites, which have a valid building permit, the maximum allowable time for a Portable Temporary Storage Unit to be located on a property shall be 60 calendar days per year.*
  - *D. All portable temporary storage units in use on a lot shall be in a condition free from rust, peeling paint, and other visible forms of deterioration. Portable temporary storage units must be uniform in color.*
  - *E. Signage – Portable temporary storage units shall have no signage other than the name, address and telephone number of the person or company engaged in the business of renting or placing the portable temporary storage unit. Signage may not exceed 32 square feet in size.*
  - *On all lots in which agriculture is the primary activity **or an approved commercial use utilizes a shipping container as an accessory structure**, there shall be no restrictions upon the ~~use or time~~ length **of time of use of** the portable temporary storage unit, if it is being used **solely** in conjunction with such ~~agricultural~~ activity.*
  - *Shipping/storage containers and semi-trailers are prohibited for use as an accessory structure on any platted lot and on non-platted residential lots less than 10 acres, excepting a shipping/storage container or semi-trailer that is used as a temporary storage unit for moving*

*purposes for a period not to exceed the limitations stated above (letter C). Shipping/storage containers and semi-trailers used for these purposes on platted lots must comply with the parking requirements for vehicles provided for in this Ordinance.*

- Second item is removal of 18.10.6.H from the Becker Joint Planning Zoning Ordinance as it relates to Subdivision standards. This is the width to depth statement.
  - Planning Commission recommended for approval via motion at their June Meeting.
- **Motion to approve Ordinance 2020-03: General Performance Standards and Subdivision Standards Amendment to the Becker Joint Planning Board Zoning ordinance by Kolbinger. Second by Rask. Motion carried, all voting in favor.**
- **Motion to approve Summary Ordinance 2020-03 by Kolbinger. Second by Rask. Motion carried, all voting in favor.**

Meeting adjourned at 7:21 p.m..

  
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Brad Wilkening, Chair

  
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Lucinda Messman, Clerk