



BECKER
TOWNSHIP

Spring 2018
Volume 1, Issue 1

PLANNING & ZONING TO MAINTAIN CHARACTER OF BECKER TOWNSHIP

Becker Township began the process of managing planning and zoning (P&Z) in the early 2000's. An enormous amount of effort was needed before the process was assumed from Sherburne county in 2009. The purpose of administering the P&Z locally is to maintain the character of the township while guiding growth alongside the Comprehensive Plan.

You may ask "why does this matter in our rural township?" My answer to that would be to pay attention to industrial or commercial uses, and where they are located with respect to your home. I doubt too many people would be pleased to find out that a manufacturing facility is being constructed on the 40 acre parcel behind your home, or that your neighbor is going to start sandblasting and painting heavy equipment in his pole building. I realize that these are extreme examples of what the township is trying to avoid, but every municipality has examples of "existing, non-conforming" uses, that have carried over from a time when this was not as much of a concern. As I mentioned earlier, the purpose is to guide growth in conformance with our comprehensive plan for the township. To review the comprehensive plan, you can go to <http://beckertownship.org/zoning.html>.

If you would like to learn more about the Planning and Zoning Process or some of the items that are worked on at our monthly meetings, look on the township website at www.beckertownship.org, request emailed agenda, or come to our monthly meetings on the second Monday of each month.

Brad Wilkening

Town Planning Commission &
Joint Planning Board Chairman



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SPECIAL POINTS OF INTEREST

- Clean Up Days price list
- Coming Meeting Schedule
- Calculating Animal Units

Spring Cleaning

BECKER CLEAN UP DAYS

Becker Township and the City of Becker host cleanup days in May each year.

The drop location is at the Becker Public Works Dept, 11956 Gardner Drive, Becker, MN 5530. The event runs from 8 am - 2 pm.

This year's Clean Up Day event will be held Saturday, May 19th.

Hazardous Waste disposal (paint, chemical, bug sprays, etc.) will be at the same location on Monday, May 21 from 3:00-6:00 p.m..

The fee schedule can be found in the center of this newsletter.

No Gas Refrigerators from RV's/campers are accepted.

Please remove all oil and gas from items. Thank you!

***Contacts: Beckertownship.org; 763-261-5301;
clerk@beckertownship.org.***

Standard office hours are Mon & Wed 8-5 and by appointment.

The purpose of this newsletter is to provide current information associated with the proposed road projects, routine maintenance activities, and general activities conducted by the Township for the spring/summer of 2018. The intent is to present a summary of the information to assist the Township residents in planning for these activities.

As always, we encourage the Township residents to take part in any of the decision making processes to assist us in developing the most cost-effective use of the Township tax dollars. Our goal is to maintain a transparent relationship while providing the highest level of safety and accountability to the Township residents.

Additional information can be found on our website beckertownship.org.

TREE TRIMMING

Tree trimming/removal activities within the Township Right of Way will generally be completed from November 1 through March 31. These are the recommended trimming dates established by Sherburne County to prevent the spread of Oak Wilt.



In the event there is an immediate safety risk to the public, trimming/tree removal may occur outside these dates with no notification.

Property owners adjacent to the proposed trimming areas will be notified of the proposed trimming schedule. If landowner has any concerns and/or would like to discuss the trimming activities with the Township prior to the scheduled trimming event please contact the Township office.

Tree branches and/or limbs that overhang the road surface will be removed; all other branches that overhang the Township Right of Way will be trimmed as warranted to protect the safety of the Township residents. Overhanging branches may be trimmed back to the main branch/trunk to prevent future tree damage.

Trees growing within the Township Right of Way will be removed. All trimmings and material will be removed from the trimming area unless other arrangements have been made.

ANNUAL MEETING SUMMARY

Becker Township’s Annual meeting was held Tuesday, March 13, 2018. Bryan Olson was elected as moderator for the meeting.

Board of Audit report and Treasurer’s Report were distributed in the materials for the evening. No questions.

Open forum portion brought comments regarding the status of 185th Avenue SE and the method in which tree trimming was handled last year. Supervisor Kolbinger stated that the Township will be handling tree trimming differently going forward.



Permit Report Data was reviewed as distributed.

Road Supervisor Gilbert reviewed last years data and stated that once the ground thaws, 77th street culvert and 185th Ave SE will be addressed. 175th Street in Bridgeview subdivision required some haul away of snow the past week.

Jason Weaver, new Director of Finance for Centra Care Health discussed current happenings and reminded those in attendance that there will be a hospital board position on the ballot for Becker Township.

Official Newspaper recommended to remain Sherburne Citizen Tribune. Next year’s annual meeting set for Tuesday, March 12, 2019 at 8:01 pm at 12165 Hancock Street. The annual meeting is always held on Township Day in Minnesota—the 2nd Tuesday in March.

Township Levy was approved by voters totaling \$1,005,000 for 2019. This is the meeting where residents can attend to set their taxes for the following year.

The levy breakdown is as follows:

General Fund.....	\$ 80,000
Road & Bridge Fund.....	\$ 800,000
Town Hall Fund	\$ 15,000
Fire Hall Fund	\$ 80,000
New Fire Fund	\$ 30,000

Election Report was read, Joe Danielson and Brian Kolbinger were re-elected to their respective seats. Gary Gilbert was elected to fill the vacancy in Seat #1.

Meeting adjourned at 8:33 p.m.

Upcoming meetings

All meetings begin at 7 pm and are held at Becker Town Hall (where you vote).

Town Board

May 21
June 18
July 16
August 20
September 17

Planning Commission

May 14
June 11
July 9
August 13
September 10

Joint Planning Board

May 23
June 27
July 25
August 22
September 26

Town Board Members

Brian Kolbinger, Chair
Brad Wilkening, Vice Chair
Luke Babler
Joe Danielson
Gary Gilbert
Lucinda Messman, Clerk
Tanya Danielson, Treasurer
Fran Seeley, Deputy Clerk

Planning Commissioners

Frank Kasowski, Jr.
Brian Kolbinger
James Mecklenburg
Tim Peterson
Brad Wilkening

Joint Planning Board

Tracy Bertram
Rick Hendrickson
Brian Kolbinger
Mark Rask
Brad Wilkening

Animals in the Township

Becker Township does have a dog ordinance and ordinance regarding non-feedlot animal units. Feedlots are managed under state ordinance.

Dogs and cats do not need licenses in the Township.

How do I figure out the number of non-pet animals are allowed on your property?

- 1) Determine your zoning district - contact township office or check zoning map
- 2) Look up animal units allowed in Zoning District.
- 3) look up the animal unit multiplier in the zoning ordinance.
- 4) calculate the animal units allowed. Round results down to the nearest whole number

Keep in Mind

If you live in a subdivision, covenants may prevent keeping of animals other than animals customarily kept as pets. Becker Township does not track or enforce covenants.

Cats and dogs and other domestic animals customarily kept as household pets are allowed on any size parcel without a density restriction unless kept within a commercial kennel.

BUILDING PERMITS

Do I need a building permit? Becker Township does require building permits. You can always contact the Clerk 763-261-5301 or Zoning Administrator 763-200-4245 to see where to begin. Some questions you can expect:

What is your address? This will help us determine your zoning district. Why do you need to know my zoning district? Zoning districts have different qualifications/requirements. Example: While a salvage yard is allowed if a conditional use permit is obtained in the Heavy Industrial Zoning District, a salvage yard is not allowed in the General Rural Zoning District. Many of the homes in Becker Township are located in the General Rural Zoning District.

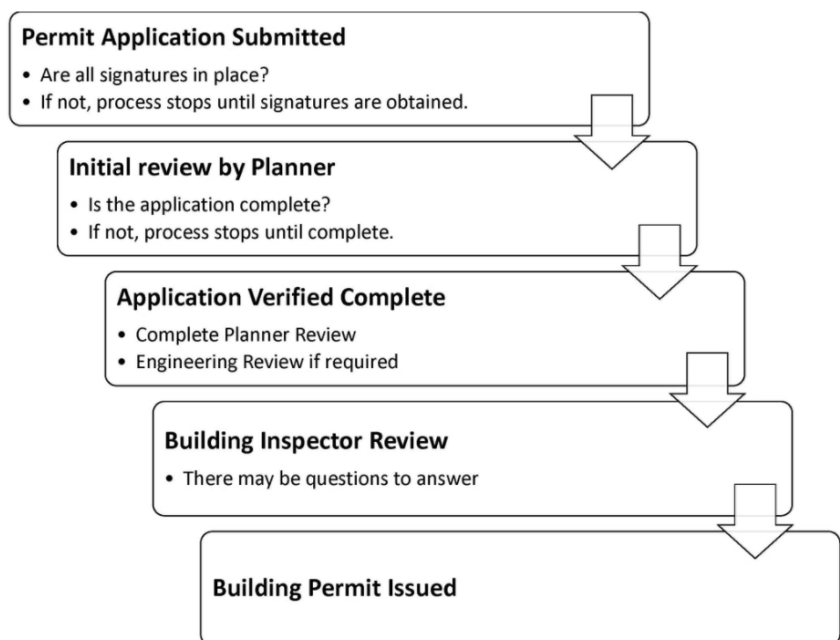
What is your plan? This information helps us guide you to either the correct permit or let you know what zoning district allows your particular idea to be developed. The better information you provide, the more accurate our answers can be.

What if I want to read this information for myself?

- 1) Start by determining your zoning district. We have some maps on the zoning page of our website. Otherwise a visit to Township Hall will allow you to view the map in a larger format.
- 2) You can view the zoning code by going to the zoning page. Look at your particular zoning district's section for some basic information.
- 3) Many people find reading the definitions section to be helpful.
- 4) Once you have determined where you fit, check out section 16, Performance Standards for further information.

If you need assistance at any time or just want some clarification as to what something means, feel free to contact us.

Please allow up to three weeks to obtain your building permit.



Clean Up

Days Price List

goes here

Driveway Alterations

If you are putting in a driveway with a new home construction, one driveway/road access per property is allowed with your building permit at no additional charge. You need to have this driveway inspected prior to being issued a certificate of occupancy. To do so, you must contact the Becker Township Engineer at 763-262-8822 or contact the town clerk at 763-261-5301 to help schedule this inspection. If you do not have a driveway approval permit, you will not receive a certificate of occupancy for your new home.

If you need to alter a driveway, work on landscaping at the end of your driveway, or put in an additional driveway, there are township regulations that must be followed and may be permits that must be obtained.

Contact the Township Clerk with details of your project to determine if a permit is required.



TOWNSHIP RIGHT OF WAY

What is right of way? Becker Township's Right of Way ordinance defines Right of Way as the area on, below, or above the public roadway, bicycle lane, and public sidewalk in which the town has an interest, including for travel purposes and utility, and drainage easement.

It is a violation of the Township Right of Way ordinance to place any items within the Township Right of Way except mailboxes, culverts, driveways, utilities, and fire number signs. These items include driveway headwalls, rocks, fiberglass/steel posts, fences, trash cans, concrete/asphalt driveway extensions, etc. These items limit the overall ability of the Township to complete routine maintenance activities such as mowing, snow removal, and tree trimming. Items placed within the Township Right of Way can cause a serious threat to public safety. Damage caused to the Township Contractors equipment as a result of items placed within the Township Right of Way is the responsibility of the property owner. Additional information associated with Township Right of Way ordinance can be found on the Township website under ordinances.

Headwalls are not permitted in the Township Right of way. Headwalls are defined as rock, concrete, masonry, metal, timber, or other similar materials placed on the sides of an approach as support, to prevent erosion, or for decorative purposes. To the right is an example of a properly designed driveway entrance. Culvert with apron and correct slope. If you have a good design, we appreciate photos for the website to share good examples.



MAILBOXES

The Township recommends installing the swingsafe mailbox support system which is available for sale at the Township Hall. The price is \$65 and does not include the mailbox.

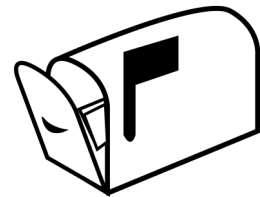
All mailboxes shall be installed in an approved manner as required by the Township.

The Township requires that the bottom of the mailbox be installed between 42 inches to 48 inches from the ground surface.

The Township requires that the front of the mailbox be installed even with the back edge of the road shoulder. This will

keep the road shoulder free of obstructions and allow snow removal and other road maintenance activities to be completed.

Mailboxes that are not installed in accordance with these requirements that are damaged as a result of the Township maintenance activities such as mowing, snow removing, tree trimming, etc. shall be the responsibility of the property owner.



YOU CAN PURCHASE APPROVED MAILBOX STANDS BY CONTACTING BECKER TOWN HALL. CALLING AHEAD IS RECOMMENDED.

FIRE NUMBER SIGNS

The Township will install the first fire number sign at no cost to the property owner and will coordinate all activities associated with the installation of the first fire number sign.

Replacement costs for signs damaged by the property owner are the responsibility of the property owner. Fire number signs damaged during Township maintenance activities will be replaced by the Township.

Many property owners are moving their fire number signs from the original location. Property owners should realize that moving fire number signs to a lower elevation such as below their mailboxes could create a safety hazard. By placing those signs at a lower location, the signs are not as easily noticed and could cause a delay in emergency services. While this is not illegal, it is recommended that you install the signs in accordance with the Township installation requirements.

The Township requires that the bottom of the fire number sign be installed a minimum

of 42 inches above the ground surface.

The Township requires that the front edge of the fire number sign be installed no closer than the back edge of the road shoulder. This will keep the road shoulder free of obstructions and allow snow removal and other road maintenance activities to be completed.



CLOSING

We would like to thank the Township residents who are supporting our mission to protect the general welfare and safety of the public and who are trying to maintain a healthy and environmentally friendly landscape.

2018 ROAD PROJECTS

- The south 2 mile segment of 185th Ave. SE (County Road 73 to 109th St SE) was reconstructed in 2017. The south segment will be completed with a base layer of asphalt in 2018.
- The north half of the project (109th St. SE to County Road 4) will be designed in 2018 and constructed in 2019.
- The entire road will be completed with the final asphalt wear course layer in 2019.

The contractor is required to provide access to the landowners within the project limits. This will also include home deliveries, local garbage collection, and emergency services. There will be times when the road is entirely closed due to centerline culvert installation or soil corrections. This means that as daily operations are continuously changing, residents within the project area may not be able to get through the project in one direction or the other. We realize this will be an inconvenience, but it is the only way to get some of the necessary work completed.

Becker Township

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