

BECKER TOWN PLANNING COMMISSION
7:00 P.M. APRIL 8, 2019
BECKER TOWNSHIP HALL
PLANNING COMMISSION MEETING MINUTES

Board Members Present: Brad Wilkening, Brian Kolbinger, Ryan Peckskamp, Cole Petroske, Frank Kasowski

Absent: none

Staff Present: Damien Toven - Township Attorney; Ben Wikstrom - Township Planning Consultant; Lucinda Messman - Clerk, Fran Seeley - Deputy Clerk

Others present: none

Chair Wilkening called meeting to order at 7:00 p.m. Quorum verified present.

Motion to adopt Agenda by Petroske. Second by Kolbinger. Motion carried, all voting in favor.

Motion to adopt March 2019 Meeting Minutes by Kasowski. Second by Peckskamp. Motion carried, all voting in favor.

No one representing Bev Aubol was present, so board moved up the Ordinance Amendment public hearing to wait for anyone to show regarding the Boundary Adjustment public hearing.

Public Hearing - Proposed Ordinance Amendments

Wikstrom reviewed draft documentation with Planning Commissioners [full text on file].

Two areas:

1. Several non-residential zoning districts have some fairly restrictive standards listed in code. Over the past several months, discussions have occurred at Planning Commission to try and achieve less restrictive standards for these districts. Changes shown in redline version - summary below
 - o Sections 9.12 Commercial District, Building Design Requirements and 10.13 Neighborhood Commercial District, Building Design Requirements
 - Items 1(a) and 2(a) strike language requiring design standards on all facades of a new principal or accessory building.
 - Item 1(c) redefine roads in section 2(b)
 - Item 2(b) to now read: Allowed materials for principal buildings. Principal commercial buildings in the commercial zoning district shall use the following materials on the front façade or any exterior facades facing State or County highways or County roads:
 - Addition of or windows and wood as a decorative element in these sections

BECKER TOWN PLANNING COMMISSION
7:00 P.M. APRIL 8, 2019
BECKER TOWNSHIP HALL
PLANNING COMMISSION MEETING MINUTES

- Addition of the following: Any material from the list may be used on the remaining sides of the buildings, as well as steel and non-enhanced concrete block.
- Sections 11.12 Industrial 1 District, Building Design Requirements and Section 12.11 Industrial 2 District, Building Design Requirements.
 - Items 1(a) and 2(a) strike language requiring design standards on all facades of a new principal or accessory building.
 - Item 1(c) redefine roads in section 2(b)
 - Item 2b to now read: Allowed materials for principal buildings. Principal industrial buildings in the industrial zoning district shall use the following materials on the front façade or any exterior facades facing State or County highways or County roads:
 - Item 2(b) (1) to now read: Pre-engineered Steel Buildings (with a minimum of 30% decorative accents from items 2 thru 7);
 - Additional text added to the section: Any material from the list may be used on the remaining sides of the buildings, as well as steel (without decorative accents) and non-enhanced concrete block.
 - Removal of prohibition on post-frame construction.
 - Removal of item (c) regarding exterior vertical surfaces as 2(b) now covers.
- 2. Addition of Compost Ordinance language to code
 - Backyard Compost Site: A site no greater than four cubic yards used to compost food scraps, garden wastes, weeds, lawn cuttings, leaves, and prunings from a single family or household with the intention of using compost produced on site. (MN Rules 7035.0300)
 - Backyard Compost Sites are permitted on any single-family residential lot within the Township; sites larger than four cubic yards are permitted based on one cubic yard allowed per one acre of property in excess of four acres.
 - Composting: The controlled microbial degradation of source separated compostable material to yield a humus-like product or mulch to be used as a soil amendment. (MN Rules 7035.0300)
 - Composting sites must conform to the definition and requirements for a Backyard Compost Site as described elsewhere in this Section. Commercial compost sites and compost sites that do not conform to the requirements for a Backyard Compost Site are not permitted within the Township.

Discussion/comments

- Discussion of definition of facing county road – especially with highway 10 going next to the railroad in our area. Goal is to keep buildings matching.
 - Change to on properties – make it facing and abutting – all sections

BECKER TOWN PLANNING COMMISSION
7:00 P.M. APRIL 8, 2019
BECKER TOWNSHIP HALL
PLANNING COMMISSION MEETING MINUTES

- Composting – two new definitions. Intent is to make a more intensive ordinance in the future, but get the basics added at this time for composting.

Motion to close public hearing by Kolbinger. Second by Kasowski. Motion carried, all voting in favor.

Motion to recommend ordinance changes as noted, with changes indicated, to the Joint Planning Board by Peckskamp. Second by Petroske. Motion carried, all voting in favor.

Public Hearing – Bev Aubol Minor Boundary Adjustment

Wikstrom reviewed documentation with Planning Commissioners [full text on file].

- Beverly Aubol, owner of the property at 24848 188th Street, Big Lake (PIDs 05-124-4200, 05-124-4401, and 04-124-1401), has applied for approval of a boundary line adjustment between the three parcels. The intent of the adjustment is to move the west and south boundaries to create squared and contiguous parcels.
- One condition of approval, as shown in the resolution, is that Tract A must be combined with the remainder of PID 05-124-4200, and Tract B (the 05-124-1401 PID) must be combined with Tract C to form a larger PID 05-124-4401. Craig Wensmann of Bogart, Pederson & Associates will be present to clarify the alignments.
- The need for this adjustment was created from realignments resulting from the platting of the Heritage Trails Fifth Addition subdivision.
- Certificate of survey and Beacon overhead viewed and discussed.
- Overall, this will make the parcels less non-conforming.

Motion to close public hearing by Kasowski. Second by Petroski. Motion carried, all voting in favor.

Motion to approve Resolution 2019-02: A RESOLUTION RECOMMENDING ACCEPTANCE OF A CERTIFICATE OF SURVEY OF THE PROPERTIES AT 24848 188TH STREET, BIG LAKE by Petroske. Second by Peckskamp. Motion carried, all voting in favor.

Staff asked

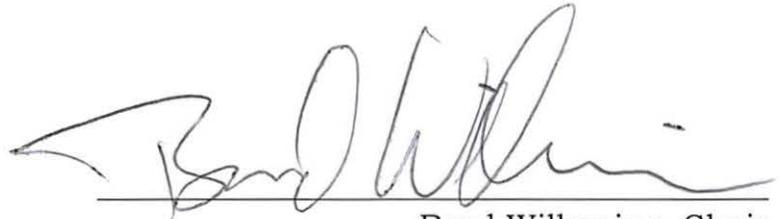
- Are full resolutions are required for recommendation process? Attorney Toven stated that when dealing with real estate transactions, it is preferred as a way to verify all procedures are correct.
- Are ordinances resolutions required for recommendation? Attorney Toven will review and see if they are required.

BECKER TOWN PLANNING COMMISSION
7:00 P.M. APRIL 8, 2019
BECKER TOWNSHIP HALL
PLANNING COMMISSION MEETING MINUTES

Motion to approve Resolution 2019-03: A RESOLUTION RECOMMENDING APPROVAL OF A BOUNDARY ADJUSTMENT SUBDIVISION OF THE BOUNDARY BETWEEN THE PROPERTIES AT 24848 188TH STREET, BIG LAKE by Kolbinger. Second by Kasowski. Motion carried, all voting in favor.

No other business.

Adjourn 7:37 p.m.



Brad Wilkening, Chair



Lucinda Messman, Clerk