

BECKER TOWN PLANNING COMMISSION

7:00 P.M.
PLANNING COMMISSION

AUGUST 10, 2020
MEETING MINUTES

Board Members Present: Brad Wilkening, Brian Kolbinger, Ryan Peckskamp, Cole Petroske - Remote Attendance

Absent: Frank Kasowski

Staff Present in person: Ben Wikstrom - Township Planner, Mary Roe - City of Becker Planner, Damien Toven - Township Attorney, Lucinda Messman - Clerk

Others present in person: Dillon Johnson, 1 other with Norther Power Diesel

Tuesday, April 7, 2020 The Becker Town Board passed Resolution 2020-15: A Resolution Establishing The Ability Conduct Open Meetings By Telephone. The Town Planning Commission of Becker Township, Sherburne County, Minnesota, will conduct meetings having remote attendance possible through video and/or telephone so long as a health pandemic exists or an emergency is declared under Minn. Stat. Ch. 12. This meeting was held providing attendees to be in person or use the video/teleconferencing system.

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

Motion to approve July 2020 minutes as distributed by Kolbinger, second by Peckskamp. Motion carried, all voting in favor. Brad Wilkening - Aye; Brian Kolbinger - Aye; Ryan Peckskamp - Aye, Cole Petroske - Aye

Motion to approve Agenda by Peckskamp, second by Kolbinger. Motion carried, all voting in favor. Brad Wilkening - Aye; Brian Kolbinger - Aye; Ryan Peckskamp - Aye, Cole Petroske - Aye

Public Hearing - Conditional Use Permit - Northern Power Diesel

Wikstrom reviewed Staff Report with Planning Commissioners. Full text on file.

- Applicant received a CUP for Diesel Repair shop in October 2019. Standard conditions approved.
- CUP needs to be amended due to condition 8 of the original CUP, prohibiting outdoor storage of hazardous materials.
- Applicant wishes to install a 1,000 gallon diesel fuel tank.
- Diesel fuel is listed as a hazardous material by the State of Minnesota, MPCA.
- Need for tank is reasonable.
- Ordinance language is catch-all on purpose. Applicant did not foresee this need at time of original application.
- Township Attorney consulted for handling of this request - recommended amendment procedure.

- Staff recommends keeping all original conditions, only amend condition #8 to read as follows:
 - The outdoor storage of hazardous materials is prohibited, excepting placement of a 1,000-gallon diesel fuel storage tank that meets all requirements of the State of Minnesota and applicable building codes, and otherwise conforms to conditions within this Conditional Use Permit and the Township Zoning Ordinance, General Performance Standards, and Building Code Ordinance.

Recommended Conditions:

1. The use shall comply with all applicable local, State, Federal, laws, rules, regulations and Ordinances.
2. Buildings and vehicle storage areas shall meet the setback requirements of the applicable zoning district.
3. There shall be no hazardous waste runoff. Storage of hazardous waste shall comply with all applicable local, State and Federal laws, rules, regulations and ordinances, including but not limited to the following:
 - a. Minnesota Uniform Building Code
 - b. Minnesota Uniform Fire Codes
 - c. National Fire Protection Association Codes – including
 - i. NFPA-30 for flammable and combustible liquids
 - ii. NFPA-58 for liquefied gases
4. Only vehicles owned by employees or customers awaiting service are allowed to be parked on the site.
5. All parking areas and access drives to the parking areas shall be hard surfaced.
6. Parking shall meet the requirements of Section 16 of this Ordinance.
7. All areas used for storage or trash disposal shall be fully screened from adjacent land uses and public roadways. Screening shall be at least six (6) feet in height, 80% opaque year-round, and of neutral colored material and/or vegetation.
8. The outdoor storage of hazardous materials is prohibited, excepting placement of a 1,000-gallon diesel fuel storage tank that meets all requirements of the State of Minnesota and applicable codes, and otherwise conforms to conditions within this Conditional Use Permit and the Township Zoning Ordinance, General Performance Standards, and Building Code Ordinance.
9. The grounds and all structures shall be maintained in a clean and safe manner.
10. If deemed necessary by the Township Engineer, an environmental management plan, including a water and sewer management plan to address the use of water and the treatment of waste on-site and a storm

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water and drainage plan shall be submitted to address the impact of the facility on the environment.

11. The outdoor storage of motor vehicle parts is prohibited.
12. Signs shall meet the requirements of Section 19 of this Ordinance.
13. All standards related to Conditional Use Permits in Section 20 of the zoning ordinance shall be met. Lack of compliance may result in revocation of this conditional use permit.

Would anti-freeze/other liquids - would they be an issue? Condition #3 allows them to be stored indoors. Outdoor storage is for the fuel tank only.

Seems pretty straight-forward.

Motion to close public hearing by Kolbinger. Second by Peckskamp. Motion carried, all voting in favor. Brad Wilkening - Aye; Brian Kolbinger - Aye; Ryan Peckskamp - Aye, Cole Petroske - Aye

Discussion

- Concrete barriers are there. State requires double walled tanks

Motion to approve Becker Township Planning Commission

RESOLUTION 2020-19: A RESOLUTION RECOMMENDING AMENDMENT OF A CONDITIONAL USE PERMIT FOR THE PROPERTY LOCATED AT 16064 149TH STREET SOUTHEAST [full text on file] by Kolbinger. Second by Peckskamp. Motion carried, all voting in favor. Brad Wilkening - Aye; Brian Kolbinger - Aye; Ryan Peckskamp - Aye, Cole Petroske - Aye

This moves forward to Joint Planning Board on the 25th in this building, same time.

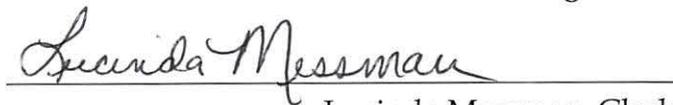
OTHER BUSINESS

- none

Adjourn 7:09 p.m.



Brad Wilkening, Chair



Lucinda Messman, Clerk