

BECKER TOWN PLANNING COMMISSION

7:00 P.M.

FEBRUARY 10, 2020

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, Jacob Sanders – City of Becker Planner, Lucinda Messman - Clerk, Fran Seeley – Deputy Clerk

Others present: Shawn & Phil Paul, Ralph & Jane duMonceaux

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

Motion to approve January 2020 minutes as distributed by Kasowski, second by Peckskamp. Motion carried, all voting in favor.

Motion to approve Agenda as distributed by Kolbinger, second by Kasowski. Motion carried, all voting in favor.

Public Hearing Shawn Paul –Jane du'Monceaux – Sandy Forest Plat

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

- Preliminary Plat application. Location is close to city limits (two sides)
- General Rural Zoning District
- Desire to split into 2 parcels – approximately 31 acres and a 5 acre parcel.
- The following minimum standards required by zoning ordinance are met: Lot size: 2.5 acres, Width 200', Depth 300', Buildable area 40,000 s.f., Setback – Front – 50', side – 10', Rear – 25', Wetlands
- City of Becker comments provided – additional right of way dedication requested due to the Orderly Annexation Agreement and based on the future transportation map in the current City of Becker Comp Plan. This additional dedication is not shown at this time, but the Planning Commissioners could add language to the resolution requiring the dedication and verification that the Joint Planning Board (only) review and approve the corrected plat and legal descriptions. If done, the applicant would not have to return next month. If the board wishes to see corrections before approval, that may be done as well.
- Staff recommends approval of the preliminary plat via Resolution TPC-2020-04 and approval of the final plat via Resolution TPC-2020-05, with the following conditions:
 1. Compliance with any items listed in the Township Engineer's review letter is required.
 2. Fifty (50) feet of the subject property be dedicated for right of way along the western and southern property lines.
 3. Thirty-three (33) feet of the subject property be dedicated for right of way along the eastern property lines.

BECKER TOWN PLANNING COMMISSION

7:00 P.M.

FEBRUARY 10, 2020

PLANNING COMMISSION

MEETING MINUTES

4. Twelve (12) feet shall be dedicated parallel to all dedicated right of way for drainage and utility easements.
 5. Should the property be further platted or developed, it shall be annexed into City limits.
 6. Should the property be annexed and developed, land shall be dedicated for the purposes of storm water management.
 7. A park dedication payment to the Township of \$800 is required prior to recording of the final plat.
 8. A mylar copy of the recorded final plat must be submitted to the Becker Township offices.
- Other items of note
 - The ingress/egress easement shown to the south of this plat is not part of the parcel.
 - The small lot wouldn't need a 50' dedication of ROW on the west side – the larger one would.

Applicant questioned easements and explanation of exactly what these right of way areas meant/were located and who they would be dedicated to.

No further comments.

Motion to close public hearing by Petroske. Second by Peckskamp. Motion carried, all voting in favor.

Discussion

Add condition #9 – Joint Planning Board will be the only board necessary to approve edits to preliminary and final plats following the public hearing held earlier this evening.

Conditions relating to the right of way are good. **Motion to approve Resolution 2020-04: A Resolution Recommending Approval of a Preliminary Plat of the Property Identified as Parcel 05-132-4300 and have Joint Planning Board be the only board necessary to approve preliminary plat edited as noted in findings and not requiring applicant to return with revisions and appear before the Planning Commissioners by Kasowski. Second by Petroske. Motion carried, all voting in favor.**

Motion to approve Resolution 2020-05: A Resolution Recommending Approval of a Final Plat of the Property Identified as Parcel 05-132-4300 and adding condition #9 from discussion above by Kolbinger. Second by Kasowski. Motion carried. All voting in favor.

BECKER TOWN PLANNING COMMISSION

7:00 P.M.

FEBRUARY 10, 2020

PLANNING COMMISSION

MEETING MINUTES

Clerk to send changes requested to Jane du'Monceaux and her Engineer.

Continuation of Shawn Paul Occasional Special Events Public Hearing

Public hearing was recessed in January to allow for comments from Sherburne County. David Roedel, Assistant Public Works Director/Deputy County Engineer sent comments in a letter requesting left and right turn lanes and a center turn lane to be placed at the applicants cost.

Condition number 6 has been added to a resolution as follows to allow applicant to come to whatever agreement necessary with Sherburne County: Any road and access improvements requested by the Sherburne County Public Works and Engineering Departments shall be constructed at the cost of the applicant.

Shawn Paul stated that regardless of the Conditional Use permit application, this is a dangerous design that is known. Expecting a small business to add left, right and center turn lanes doesn't seem fair. Giving up two access points doesn't make sense and increase dangerous area. Possibly mitigate by decreasing speed limit? Since ordinance allows occasional special events with a conditional use permit, how about if we change to just the sunflower events? Two base questions: Can the township move forward without the county requirement? Can we continue as we have been without a CUP? As it sits now, we brought in over 7,000 people last year in those two weeks.

Attorney Toven: Willing to do a review of the pertinent ordinances, but not willing to 'wing it' for answers this evening. Please provide clerk the exact questions and he will review ordinances and provide exact answers.

Chair: keep in mind that if a road needs to be built, an engineer will be required. The costs could easily exceed \$100,000. This number is not to scare you off, just to let you know the addition of turn lanes can be a very significant cost.

Motion to recess public hearing until 7:01 p.m. March 9, 2010 at Becker Township Hall 12165 Hancock Street by Petroske. Second by Peckskamp. Motion carried, all voting in favor.

Other Business

Ordinance Language Review

- Draft ordinance language presented.

BECKER TOWN PLANNING COMMISSION

7:00 P.M.

FEBRUARY 10, 2020

PLANNING COMMISSION

MEETING MINUTES

- Biggest question – is the increase in accessory structure size desired to be 3% for all parcels or only unplatted parcels?
- Board consensus – 3% for platted, 4% for unplatted

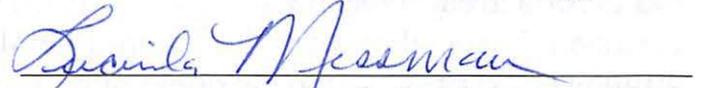
Shipping Containers

- Chair checked into several locations
 - Stearns County – allows them except on really small lots
 - Benton county – allows them if under 200 square feet (8x20)
 - Sherburne County – recently changed to not allow unless more than 10 acres
- Discussion regarding possibly stay under need for building permit as an 8x20 wind/water tight container is around \$1,500; \$1,800 for nicer looking, \$2,600 for a new one. Then there is an \$80 delivery fee. Possibly coming up with requirements to make them look nice would be better.
- No final decisions at this time.

Adjourn 7:40 p.m.



Brad Wilkening, Chair



Lucinda Messman, Clerk