

BECKER PLANNING COMMISSION
FEBRUARY 11, 2019
MEETING MINUTES

Board Members Present: Brad Wilkening, Brian Kolbinger, Ryan Peckskamp, Cole Petroske,
Absent: Frank Kasowski
Staff Present: Damien Toven - Township Attorney; Ben Wikstrom – Township Planning
Consultant; Lucinda Messman – Clerk, Marie Pflipsen – City of Becker Community
Development Coordinator, 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 Kolbinger. Second by Petroski. Motion carried, all voting in favor.

Motion to adopt January 2018 Meeting Minutes by Petroske. Second by Peckskamp. Motion carried, all voting in favor.

Public Hearing Opened – Ordinance Amendments 2019-01

Wikstrom reviewed staff memo regarding changes in redline [full text on file] with board members. The path to adding these sections to ordinance came about due to questions regarding establishing occasional or farm related businesses in the general rural district. Item E in the CUP Standards puts the burden on the applicant to provide necessary documentation.

- Subdivision 8.03: Conditional Uses
 - Land in the General Rural District may be used for any of the following purposes upon the issuance of a Conditional Use Permit. Refer to 16 for additional Conditional Use Permit requirements.
 - Second farm-related dwelling
 - Farm-related businesses ~~on unplatted parcels 10 acres in size or larger~~
- Section 5 Definitions added that keep things fairly general but provides the board with some autonomy
 - Farm-related Business: A business where crops and/or livestock are raised and used to create products that will be sold from the location. Direct Use Agriculture Businesses (see definition) are considered farm-related businesses as conditional uses where permitted within this ordinance.
 - Direct Use Agriculture Business: A business specializing in sales of farm equipment, pesticides, feeds, fencing, seed or other Production Agriculture (see definition) related equipment/supply.
 - Production Agriculture: the cycle of purchase/ breeding of qualifying animals through final packaging of such into finished product or the preparation of soils for planting crops through the stage when the crop is sellable or packaged into finished products. Agriculture Production results in a product that can be sold at retail and does not include processing agricultural products at off-site facilities or raising animals/crops for personal use.

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- Section 16. General Performance Standards
 - 14. Farm-Related Business
 - Farm-Related Businesses, as regulated by Conditional Use Permit (CUP) in the Agriculture and General Rural zoning districts, shall be subject to the following standards:
 - A. A detailed description of the type of business, number of patrons expected, hours of operation, etc. shall be submitted with the application for the CUP.
 - B. In the Agriculture district, no minimum lot size is required for approval of the CUP. In the General Rural district, the lot or contiguously owned lots shall not be less than 10 acres.
 - C. On-street parking is prohibited. Proof of off-street parking in relation to the location of business operations shall be shown on a site plan or depicted on an aerial photograph and submitted with the application for the CUP.
 - D. On-site advertising and display is prohibited; permanent signage is allowed as permitted in the zoning district.
 - E. Town staff, the Planning Commission, or the Joint Planning Board may request a noise study, sight-line study, traffic study, or other information germane to the CUP application and the proposed use's impact on the neighboring area.
 - F. See Section 5 – Definitions for more information on the types of businesses allowed as “farm-related.”
 - 22. Special Events, Occasional
 - Occasional Special Events, as regulated by Conditional Use Permit (CUP) in the Agriculture and General Rural zoning districts, shall be subject to the following standards:
 - A. A description of the types of events, expected frequency and hours, areas of the site utilized for the events, etc. shall be submitted with the application for the CUP.
 - B. In the Agriculture district, no minimum lot size is required for approval of the CUP. In the General Rural district, the lot or contiguously owned lots shall not be less than 5 acres.
 - C. Event parking or proof-of-parking shall be shown on a site plan or depicted on an aerial photograph and submitted with the application for the CUP.
 - D. Location of the event shall have a minimum 100-foot setback from any side or rear property line and be separated by 500 feet or by a platted right-of-way from any existing residential dwelling other than the applicant's.
 - E. Town staff, the Planning Commission, or the Joint Planning Board may request a noise study, sight-line study, traffic study, or other information germane to the CUP application and the proposed use's impact on the neighboring area.
 - F. One sign at the site entrance to alert event-goers to the location is allowed from one day before to one day after the event, and shall be removed between events. On-site signage for the purposes of advertising the site is not allowed.

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G. See Section 5 – Definitions for allowable frequency of events.

Item G in Occasional Special Events to be changed to be similar to D in the Farm Related Business CUP – signage is permitted as allowed in the district.

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

Motion to recommend changes to ordinance as discussed and approve alteration of ordinance 8.03, Sections 5: Definitions, and Section 16: General Performance Standards by Peckskamp. Second by Kolbinger. Motion carried, all voting in favor.

Wikstrom reviewed architectural standards updates.

- Last month the board stated they would independently do some looking around at nearby areas when driving around to gather ideas and get back with staff with any particular thoughts.
- Discussion of it is tough if we alter, it tends to increase price of building and can any changes decrease costs?
- Wikstrom pointed out that we don't recognize sides of building facing streets, rather the ordinance treats all sides as equivalent. A change here would decrease costs. Possibly 25% class 1 and 75% other?
- Commissioner Wilkening added that typically the front and 1 side are built to a higher standard. Whatever side faces the road has higher design standards.
- Wikstrom reviewed ordinances from
 - City of Big Lake
 - City of Belle Plain
 - Scott County
- Pflipsen reviewed City of Becker standards and a bit of history regarding removal of the anti-pole frame building requirement. City of Becker kept the aesthetic pieces. The City of Becker is currently doing a full review of their code.
- Board goal – use good materials and keep things looking nice without getting too elaborate. Take out the 4 side requirement and look at the City of Becker requirements once they are complete.
- Next month goal of Public hearing to get rid of post frame and simplification of sides
- Attorney Toven said he could come up with a definition of the side facing the street.

Driveway access and history reviewed. Code requires right of way frontage.

- Viewed aerials for Autumn Ridge, 177th Street, 05-124-4400 and other land locked parcels.
- Pro/con of various options discussed
- Issues with easements being allowed reviewed. At this time an easement to a landlocked parcel does not provide sufficient access by our code.

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- Attorney Toven pointed out these are not always straight up sales. If a split occurs and a contract is cancelled, it can create a land locked parcel and the Township would never know an easement is gone. Landlocked parcels create a Township responsibility to provide access. Cartway option reviewed. This option usually forces a different land owner to provide access.
- Board asked if this comes up often – Yes.
- Board members asked how the township finds out about issues. Building Permit applications. At that time, staff checks for access.
- Easement ≠ Access
- Attorney Toven and Planner Wikstrom to review what others are doing and see if they can come up with any solution to handle this. The direct right of way connectivity needs to remain a requirement.
- Driveway definition in our code: An area improved for vehicular and pedestrian traffic connecting a lot to a public road, which is wholly located on the lot to which access is provided.

Other business

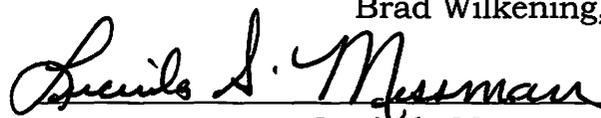
- A small source separated organics facility is looking to locate in Becker using chickens. Wikstrom to review sample ordinance and information for suggestions next month.

No other business

Adjourn 8:19 p.m.



Brad Wilkening, Chair



Lucinda Messman, Clerk