

BECKER TOWN PLANNING COMMISSION

7:00 P.M.

JULY 13, 2020

PLANNING COMMISSION

MEETING MINUTES

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

Absent: Cole Petroske

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

Others present in person: Howard and Joann Johnson

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 May 2020 minutes as distributed by Peckskamp, second by Kolbinger. Motion carried, all voting in favor.

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

Public Hearing - Stacie Johnson Addition – Preliminary Plat

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

- Applicant wishes to plat off approximately 5.6 acres from a larger parcel, then combine the remaining land with the parcel to the east, creating a roughly 5.6 acre platted parcel and a 24.4 acre unplatted parcel.
- This combination and plat would clean up some property line issues between the two current parcels.
- The new platted lot would be the westernmost 532' of the southern 460' (prior to right of way dedication)
- Applicant holds a conditional use permit to allow two residences on a single parcel. They wish to keep this permit.
- Right-of-way dedication to be 50' as this road is shown as a future major arterial in the comprehensive plan. The area to the south of this has already dedicated 50'.
- Several buildings will be within the setback area from the new right-of-way to the east of the platted area. That area will remain unplatted so no

BECKER TOWN PLANNING COMMISSION

7:00 P.M.

JULY 13, 2020

PLANNING COMMISSION

MEETING MINUTES

dedication is required at this time and the buildings remain without a legally non-conforming status.

STAFF FINDINGS

- The Zoning Ordinance requires the following minimums in the General Rural District:
 - Lot Size: 2.5 acres
 - Width: 200'
 - Depth: 300'
 - Buildable Area: 40,000 s.f.
 - Setbacks: Front – 67' from a Township right-of-way (when platted); Side - 10'; Rear - 25'; Wetland – varies/determined by County (not applicable)
 - All of these standards are met with the proposed subdivision.
 - Below are the general access regulations. No new accesses are proposed at this time.
 - **SUBDIVISION 8.08: ACCESS REQUIREMENTS.**
 1. The location of any new driveway from a public road shall require approval by the Township Engineer.
 2. The relocation of an existing driveway must receive written approval by the Township Engineer.
 3. All Accesses must comply with Township Location and Engineering Standards.
 4. An Access Permit is required for all new, relocated, or reconstructed accesses prior to construction.

Recommendation

- Commission should discuss if park dedication fee is required
 - New parcel, but home is existing
 - No new residence proposed, but cup may continue on larger parcel. Now is the time to determine if those fees are necessary or not.
- Township engineer had no comments other than recommend for approval on the plat. Right-of-way dedication is shown on the plat and will be included with legal descriptions of the plat.
- Staff recommends approval and presents draft resolutions 2020-17 for the preliminary plat and 2020-18 for the final plat with the following conditions:
 - Compliance with any items listed in the Township Engineer's review letter is required.
 - A park dedication payment to the Township of \$800 is required prior to recording of the final plat.

BECKER TOWN PLANNING COMMISSION

7:00 P.M.

JULY 13, 2020

PLANNING COMMISSION

MEETING MINUTES

- o A mylar copy of the recorded final plat must be submitted to the Becker Township offices.

No comments from those in attendance.

Motion to close public hearing by Kolbinger. Second by Kasowski.

Motion carried, all voting in favor.

Discussion

- Commissioners fine with Johnsons retaining the CUP for the second farm related dwelling
- Attorney Toven: recommend if they retain the CUP it be kept with the larger, non-platted lot (Parcel B on the certificate of survey).

Motion to approve Becker Township Planning Commission RESOLUTION 2020-17: A RESOLUTION RECOMMENDING APPROVAL OF A PRELIMINARY PLAT OF THE PROPERTY LOCATED AT 15520 107TH STREET SOUTHEAST [full text on file] after striking condition #2 regarding park dedication fees by Kasowski. Second by Kolbinger. Motion carried, all voting in favor.

Final Plat for same area presented to Planning Commissioners.

Motion to approve Becker Township Planning Commission RESOLUTION 2020-18: A RESOLUTION RECOMMENDING APPROVAL OF A FINAL PLAT OF THE PROPERTY LOCATED AT 15520 107TH STREET SOUTHEAST [full text on file] after striking condition #2 regarding park dedication fees by Kolbinger. Second by Peckskamp. Motion carried, all voting in favor.

Application moves to the Joint Planning Board for a final determination on July 28, 2020. Back in this building, 7 pm.

Public Hearing – Andrea Kolbinger Boundary Adjustment Application

Wikstrom reviewed application with Planning Commissioners [full text on file]

- Andrea and Steven Kolbinger are proposing an adjustment of the boundary between their properties.
 - They each own 40 acre tracks
 - Driveway to existing house crosses the boundary
 - Realignment would result in roughly a 26 acre parcel and a 54 acre parcel prior to the required right-of-way dedication and cleanup the access for parcel now identified as 05-116-1201 (East parcel).
- Boundary line adjustment with a metes and bounds description

BECKER TOWN PLANNING COMMISSION

7:00 P.M.
PLANNING COMMISSION

JULY 13, 2020
MEETING MINUTES

STAFF FINDINGS

- The Zoning Ordinance requires the following minimums in the General Rural District:
 1. Lot Size: 2.5 acres
 2. Width: 200'
 3. Depth: 300'
 4. Buildable Area: 40,000 s.f.
 5. Setbacks: Front - 100' from centerline of road (unplatted); Side - 10'; Rear - 25'; Wetland – varies/determined by County (not applicable)
 6. All of these standards are met with the proposed subdivision.
- Access requirements for any future improvements from Subdivision 8.08 of Becker Joint Planning Board Zoning Ordinance:
 1. The location of any new driveway from a public road shall require approval by the Township Engineer.
 2. The relocation of an existing driveway must receive written approval by the Township Engineer.
 3. All Accesses must comply with Township Location and Engineering Standards.
 4. An Access Permit is required for all new, relocated, or reconstructed accesses prior to construction.

STAFF RECOMMENDATION

- Approval of the boundary adjustment via Resolution TPC 2020-15 (acceptance of survey) and TPC 2020-16 (recommendation for approval of the adjustment), with the following conditions:
 1. Compliance with any items listed in the Township Engineer's review letter is required.
 2. A 33-foot right of way dedication must be shown on and recorded with the Certificate of Survey.
 3. The Certificate of Survey must be recorded by the applicant at Sherburne County

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

Motion to approve Becker Township Planning Commission RESOLUTION 2020-15: A RESOLUTION RECOMMENDING ACCEPTANCE OF A CERTIFICATE OF SURVEY OF THE PROPERTIES LOCATED AT 16080 92ND STREET SOUTHEAST AND IDENTIFIED BY PARCEL I.D. 05-116-

BECKER TOWN PLANNING COMMISSION

7:00 P.M.

JULY 13, 2020

PLANNING COMMISSION

MEETING MINUTES

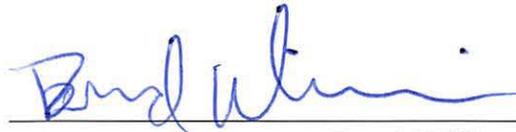
2400 with condition to state that a 33' right of way is dedicated and recorded by Kolbinger. Second by Peckskamp. Motion carried, all voting in favor.

Motion to approve Becker Township Planning Commission RESOLUTION 2020-16: A RESOLUTION RECOMMENDING APPROVAL OF A BOUNDARY ADJUSTMENT SUBDIVISION OF THE BOUNDARY BETWEEN THE PROPERTIES LOCATED AT 16080 92ND STREET SOUTHEAST AND IDENTIFIED BY PARCEL I.D. 05-116-2400 by Kasowski. Second by Peckskamp. Motion carried, all voting in favor.

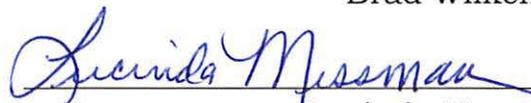
OTHER BUSINESS

- 265 page report on housing has been completed by Sherburne County. Clerk will forward to Planning Commissioners.

Adjourn 7:17 p.m.



Brad Wilkening, Chair



Lucinda Messman, Clerk