

BECKER TOWN PLANNING COMMISSION

7:00 P.M.

JUNE 8, 2020

PLANNING COMMISSION

MEETING MINUTES

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

Absent:

Staff Present in person:, Ben Wikstrom – Township Planner, Lucinda Messman - Clerk

Staff attending remotely: Kelli Bourgeois – Township Attorney, Mary Roe – City of Becker Planner, JoAnn Myers

Others present in person: Sue Hettwer, Mark Hettwer, Ashley May, Darren Moeller, Dean Moeller, Lori Moeller, Ted Myers

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 Petroske. Motion carried, all voting in favor.

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

Public Hearing Dean Moeller – Preliminary Plat Moeller Addition

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

- Plat a single 5.4 acre parcel off of 05-121-2105
- East of 155th and South of CR 4
- 350' road frontage
- Meets all requirements for width/depth
- Plat & Legal comments
 - Excepts the platted ROW on the North Side
 - Towers both East and West. One to East has been there for years and is taller than now allowed. Plat shows fall zone for tower and planned house location is outside of that (not required)
 - Access on NW portion has been approved by Sherburne County
- Staff Recommends Approval

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- Attorney Bourgeois: Reviewed all documents and the Right of Way plat. Legal descriptions are fine. Any recommendation is contingent upon County Approval of the access as that piece wasn't available for review.
 - Applicant stated the access has been approved by Sherburne County. They did shift the property line at their recommendation to allow a shared driveway as requested by Sherburne County.

No further comments.

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

No further discussion

Motion to approve Resolution 2020-13: A Resolution Recommending Approval of a Preliminary Plat of the Property Located At 9877 155th Avenue Southeast by Petroske. Second by Peckskamp. Motion carried, all voting in favor.

Application moves to the Joint Planning Board for a final determination on June 23, 2020. Back in this building, 7 pm.

Final Plat for same area presented to Planning Commissioners.

Motion to approve Resolution 2020-14: A Resolution Recommending Approval of a Final Plat of the Property Located At 9877 155th Avenue Southeast by Kolbinger. Second by Peckskamp. Motion carried, all voting in favor.

Attorney Bourgeois reminded applicants that prior to signing the mylars, she would need to receive the title commitment paperwork. The surveyor company often assists with this.

Public Hearing – Zoning Ordinance Amendments

Section 16: Portable Temporary Storage Units and

Section 18: Subdivision Standards, Subsection 10: Subdivision Design Standards, Number 6: Lots, item H: Width Related to Depth

Section 16:

- Earlier this year, this section was modified to align with Sherburne County language. Unintentional consequence of not allowing shipping

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containers at General Rural locations that have approved commercial uses.

- Current language and changes indicated (**additional language** language ~~to remove~~) to paragraph following paragraph E.:
 - On all lots in which agriculture is the primary activity **or an approved commercial use utilizes a shipping container as an accessory structure**, there shall be no restrictions upon the ~~use~~ ~~or time~~ length **of time** of use the portable temporary storage unit, if it is being used **solely** in conjunction with such ~~agricultural~~ activity.
- Mr. Myers wanted to verify that this does not apply to shipping container he moves to and from his home daily in conjunction with his job. A: no it does not apply to that as that container stays on the semi-trailer. That is an approved commercial use – therefore permitted. If it is removed and stored off the semi-trailer, then then container would fall under this ordinance.

Section 18.10.6.H:

- Width to depth ratios have been discussed a lot the past months.
- History reviewed
- Board ordered
 - 200' frontage appropriate
 - Removal of the 2.5 times requirement as it seemed onerous

No Discussion - All seems in order and matches board intent.

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

No further discussion

Motion to recommend ordinance amendments as follows: Amend Section 16: Portable Temporary Storage Units, to read as follows:

19. Portable Temporary Storage Units:

The following requirements shall apply to the placement of portable temporary storage units in all zoning districts:

- A. Portable Temporary Storage Units shall only be placed on the property owner's driveway or a parking area or, if access exists, at the side or rear of the property. The required number of parking spaces shall be maintained, at all times.
- B. Portable Temporary Storage Units must meet the setback requirements for the property, unless the Portable Temporary Storage Unit is placed on the property owner's

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driveway or parking area. No Portable Temporary Storage Unit shall be located in any right-of-way.

- C. Except for portable temporary storage units that are used for construction sites, which have a valid building permit, the maximum allowable time for a Portable Temporary Storage Unit to be located on a property shall be 60 calendar days per year.
- D. All portable temporary storage units in use on a lot shall be in a condition free from rust, peeling paint, and other visible forms of deterioration. Portable temporary storage units must be uniform in color.
- E. Signage – Portable temporary storage units shall have no signage other than the name, address and telephone number of the person or company engaged in the business of renting or placing the portable temporary storage unit. Signage may not exceed 32 square feet in size.

On all lots in which agriculture is the primary activity or an approved commercial use utilizes a shipping container as an accessory structure, there shall be no restrictions upon the length of time of use the portable temporary storage unit, if it is being used solely in conjunction with such activity.

Shipping/storage containers and semi-trailers are prohibited for use as an accessory structure on any platted lot and on non-platted residential lots less than 10 acres, excepting a shipping/storage container or semi-trailer that is used as a temporary storage unit for moving purposes for a period not to exceed the limitations stated above (letter C). Shipping/storage containers and semi-trailers used for these purposes on platted lots must comply with the parking requirements for vehicles provided for in this Ordinance.

And;

Amending Section 18:10:6 to read as follows (striking letter H and re-lettering as required)

6. Lots.

- A. **Location.** All lots shall abut for their full frontage on a publicly dedicated street.
- B. **Size.** The lot dimensions shall be such as to comply with the minimum lot areas specified in the Zoning Ordinance.
- C. **Useable Open Spaces.**
 - 1. There must be a minimum of 40 feet of useable open spaces in the rear yards of all lots abutting delineated wetlands as measured from the ordinary high water level or elevation of the line of permanent aquatic vegetation, whichever is greater.
 - 2. There must be a minimum of 30 feet of useable open space in the rear yards of all lots abutting drainageways or retention / detention ponds as measured from the ordinary high water level to the proposed primary structures in all plats.
- D. **Butt Lots.** Butt lots shall be prohibited.
- E. **Side Lot Lines.** Side lines of lots shall be substantially at right angles to straight street lines or radial to curved street lines.

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- F. **Water Courses.** Lots abutting upon a water course, drainageway, channel, or stream shall have sufficient depth and width to provide a minimum area of land not subject to flooding equal to the minimum lot dimensions specified in the Zoning Chapter for the district in which the lots are located.
- G. **Drainage.** Lots shall be graded so as to provide drainage away from building locations.
- H. **Double Frontage Lots.** Double frontage lots (lots with frontage on two parallel streets) shall not be permitted except where lots back to a major thoroughfare street. Such lots have an additional depth of at least ten (10) feet in order to allow for screen planting along the back line.
- I. **Corner Lots.** Corner lots will have the same width requirement as the zoning district that they are in as stated in the Zoning Chapter.
- J. **Cul De Sac Lots and Lots on Curved Streets.** Lots within cul-de-sacs and lots on corner lots are generally pie shaped in their layout so they are required to be ninety (90) feet wide at the required front setback line.
- K. **Future Arrangements.** Where parcels of land are subdivided into unusually large lots, such as when large lots are required for septic systems, the plat shall be designed and shall show, in dashed lines, how lots can be re-subdivided at some future date when public sanitary sewer and water are available. Structures on these lots must be placed on a side of the lot that is to be determined by the owner with approval by the Town Zoning Administrator.

Individual Lot Site Plans. It is required that all residential lots shall have a site plan which identifies general location and pad elevation for the principal structure. The site plan must identify drainage ways and finished elevations for the lot, in keeping with the total drainage requirements for the plat. All deciduous trees over 6 inch in diameter and all coniferous trees 6 feet or taller shall be shown. In addition, the site plan must identify the type of structure that is possible for each lot based on depth of utilities or drainage limitations imposed by the plat or topography. Said types shall include full basements, walkouts, lookouts, splits, slab on grade, or single story. Building permits will not be issued until Individual Lot Site Plans are submitted.

presented by Kolbinger. Second by Peckskamp. Motion carried, all voting in favor.

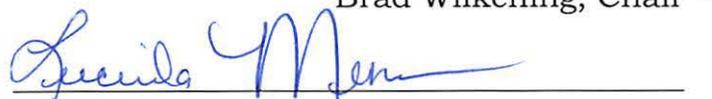
OTHER BUSINESS

- none

Adjourn 7:28 p.m.



Brad Wilkening, Chair



Lucinda Messman, Clerk