

BECKER TOWN PLANNING COMMISSION
7:00 P.M. MARCH 11, 2019
BECKER TOWNSHIP HALL
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; 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 Kasowski. Motion carried, all voting in favor.

Motion to adopt February 2019 Meeting Minutes by Petroske. Second by Peckskamp. Motion carried, all voting in favor.

Construction Standards for Zoning Ordinance Reviewed by Wikstrom

- 1) Remove Post Frame Construction mention from all zoning districts
- 2) Materials focus
 - a. Commercial – same language
 - b. Add language to indicate front façade
 - c. Upgraded materials required on sides facing road/county/state highways
 - d. EIFS discussed
 - e. Industrial – similar – add front façade
 - f. After meeting the decorative standards – any material is allowed.
 - g. Focus on the visible sides for increased requirements and less expensive on the remaining sides

Land Locked Parcels – Wikstrom reviewed some various options as staff was requested to review other LGU's handling of land locked parcels.

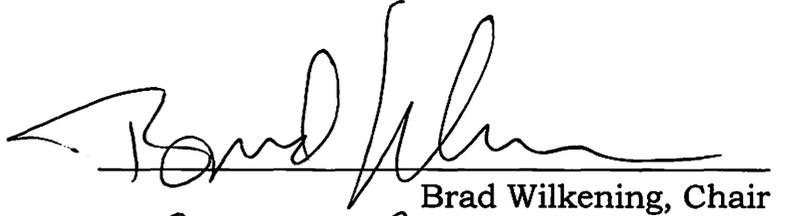
- Viable option would be flag pole lots rather than full frontage for right of way – pro/con discussed
- Board consensus – leave as is for now. It may be possible to consider a flag pole lot for a driveway if platted at 66' wide, but not entirely sure this is a good option.
- Remain with no allowance of easement access – too many issue created. One is safety vehicle access. Several areas viewed where easement access was allowed by county and now emergency vehicles cannot easily access all homes.
- Leave ordinance as is for now.

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Composting – memo reviewed. Staff requested direction – ordinance or addition to ordinance?

- No composting in Township in excess of 4 cubic yards allowed vs. No composting vs. if over 4 cu. Yds then limit to I2 areas vs. lot size
- If use is not listed in ordinance – it is excluded
- Keep things simple
- In General Rural district, allow composting at rate of 4 cubic yards per lot and if over 4 cubic yards desired, then 1 additional cubic yard per acre would be the calculation/limit.

Adjourn 7:57 p.m.



Brad Wilkening, Chair



Lucinda Messman, Clerk