

BECKER TOWN PLANNING COMMISSION

7:00 P.M.

NOVEMBER 9, 2020

PLANNING COMMISSION

MEETING MINUTES

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

Absent: Frank Kasowski

Staff Present: Ben Wikstrom – Township Planner, Jacob Sanders (via Zoom) – City of Becker Planner, Damien Toven – Township Attorney, Lucinda Messman - Clerk

Others present: Zac Johnson, Nathan Pramenn, Craig Wensmann, Charles Axelson (via Zoom), Michael Johnson (via Zoom – with connection issues)

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 August 2020 minutes as distributed by Peckskamp, second by Petroske.

Motion carried, all voting in favor.

Motion to approve Agenda with resolution numbers revised as indicated [to be written in minutes correctly] by Kolbinger, second by Peckskamp. Motion carried, all voting in favor.

Public Hearing – Preliminary Plat Application – Pramann Addition

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

- Nathan Pramann has submitted applications for Preliminary and Final Plat approval.
- 37.5 Acres zoned General Rural. Metes and bounds not possible due to lack of sufficient acreage to obtain 20 acre parcels.
 - Lot one to be 9.44 acres
 - Remnant 27.15 acres to the south
 - Loss in acreage from 37.5 acres is due to the dedication of rights-of-way on the north and west sides of the property to match widths of previous dedications along those corridors.
 - Sherburne County owns triangular property, 05-122-110, to the northwest of this parcel.
 - A land swap was suggested to Sherburne County, but they were not sure that would be best.
 - Applicant has been working with Sherburne County to determine access location from CSAH 4 to the new parcel. Sherburne County notified the Township that

BECKER TOWN PLANNING COMMISSION

7:00 P.M.

NOVEMBER 9, 2020

PLANNING COMMISSION

MEETING MINUTES

Lot 1 will be granted an access. The exact location of the access is yet to be determined. There is space along the north property line (along CSAH 4) to provide a standard driveway entrance.

- Large amount of wetlands over the parcels.
- With the plat, all standard lot requirements for subdivisions in the General Rural Zoning District will be met.
- Preliminary and Final plats flowing concurrently.

Staff Recommendation:

Approval of the preliminary and final plats via distributed resolutions with the following conditions:

1. Compliance with any items listed in the Township Engineer's review letter is required.
2. Access to Lot 1 must be approved by the County.
3. A park dedication payment to the Township of \$800 is required prior to recording of the final plat.
4. A mylar copy of the recorded final plat must be submitted to the Becker Township offices.

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

Discussion

- Seems straightforward other than the access portion. Applicant is working with the county to obtain appropriate access.

Motion to approve Resolution 2020-20: A Resolution Recommending Approval of a Preliminary Plat of the Property Located At 9937 173rd Avenue Southeast [full text on file] by Peckskamp. Second by Kolbinger. Motion carried, all voting in favor.

Motion to approve Resolution 2020-21: A Resolution Recommending Approval of a Final Plat of the Property Located At 9937 173rd Avenue Southeast [full text on file] by Petroske. Second by Peckskamp. Motion carried, all voting in favor.

This moves forward to Joint Planning Board on the 24th in this building, same time.

Public Hearing - Boundary Line Adjustment - Michael Johnson

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

- History reviewed of this one. Parcels located just south of the Highland Acres Plat
- Good resolution appears to be possible

BECKER TOWN PLANNING COMMISSION

7:00 P.M.

NOVEMBER 9, 2020

PLANNING COMMISSION

MEETING MINUTES

- Landlocked parcel for building permits, access is through an easement serving this parcel and several other parcels.
- Michael Johnson and John and Rhonda Anderson are proposing an adjustment of the boundary between their properties. The Andersons own a 20-acre tract along 185th Avenue through which the 150-acre Johnson property is accessed via easement. That easement area is to be purchased by Mr. Johnson, if this adjustment is approved.
- Ordinance requires driveway wholly owned on property - no required access or frontage.
- Neighbor who owns the easement land are willing to sell 66' from 18th Ave SE to the Johnson property - good resolution/solution for this.
 - Avoids multiple easements to serve parcels
 - Allows for emergency services to be provided
 - Keeps with our ordinance for roads being required for more than one parcel
- Any more than a single family home located here will require a full township road, the 66' width provides needed width if this should occur.
- Sale of .92 acres from North to Johnson parcel
- Axelson easements to get to their property are to remain intact.
- Two resolutions before the board
 - 1 for survey approval
 - 1 for boundary adjustment
- Many images in file
- Purchase agreement to be finalized
- Intent is to build a single family home on the 150+ acre parcel (previously it was to be subdivided. That is no longer the desire.)
- This situation is not unique in the township as it pertains to access only via easement.

Staff Recommendation:

- Approval of the Certificate of Survey
- Approval of the Boundary Adjustment with the following Conditions
 1. Following this Boundary Line Adjustment Subdivision, any subdivision of land of parcel 05-126-1100 resulting in a new Parcel Identification Number shall require a construction of a road built to Township standards in place at the time of subdivision, at no cost to the Township and serving parcel 05-126-1100 and any new parcels, along with dedication of the necessary right(s)-of-way to the Township.
 2. Easement documents in place affecting parcel 05-123-4300 and 05-126-1000 (Sherburne County Document Numbers 731100 and 815798), relating to access and maintenance, shall remain in place.

BECKER TOWN PLANNING COMMISSION

7:00 P.M.

NOVEMBER 9, 2020

PLANNING COMMISSION

MEETING MINUTES

3. The Certificate of Survey as approved by the Township, showing the Boundary Line Adjustment Subdivision, must be recorded at Sherburne County, with proof of recording received by the Township prior to approval of any building permit.
4. All Township ordinances and codes are applicable to the adjusted properties.

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

Motion To Approve Resolution 2020-22: A Resolution Recommending Acceptance Of A Certificate Of Survey Of The Properties At 10706 185th Avenue Southeast And 10704 185th Avenue Southeast [Full Text On File] By Kolbinger. Second By Peckskamp. Motion carried, all voting in favor.

Motion to approve Resolution 2020-23: A Resolution Recommending Approval of a Boundary Adjustment Subdivision of the Boundary between the Properties At 10706 185th Avenue Southeast And 10704 185th Avenue Southeast [full text on file] by Petroske. Second by Peckskamp. Motion carried, all voting in favor.

This moves to a Special Joint Planning Board meeting on Thursday, November 12th, here in the same building. 7:00 p.m..

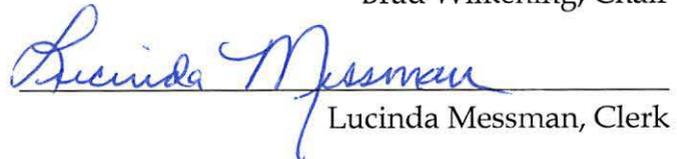
OTHER BUSINESS

- none

Adjourn 7:19 p.m.



Brad Wilkening, Chair



Lucinda Messman, Clerk