

**Becker  
Joint Planning Board**

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**April 24, 2012**

**Becker Town Hall  
12165 Hancock Street  
Becker MN 55308**

**Agenda**

- 7:00 p.m.**
1. Call Joint Planning Board Meeting to Order
  2. Minutes of March 27, 2012
  3. Floodplain Ordinance Public hearing  
**Ordinance JPB 2012-02**
  4. Application to apply to Participation in the National Flood Insurance Program  
**Resolution JPB 2012-05**
  5. Other Business
- 7:45 p.m.**
6. Adjourn


APRIL 24, 2012

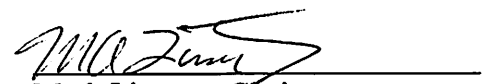
BECKER JOINT PLANNING BOARD

Becker Township Joint Planning Board met on Tuesday, April 24, 2012 at Becker Township Hall. Present: Mark Limpert, Brad Wilkening, Tracy Bertram, Judy Shermak. Absent: Gary Hammer, Phil Knutson. Also present: Kelli Neu & Nick Ziegelmann-Zoning Administrators, Dick Schieffer-Atty. Chair Mark Limpert called the meeting to order at 7:19 p.m.

- **MINUTES – Bertram moved second Wilkening minutes of March 27, 2012 be approved as distributed. Motion carried all voting for.**
- **FLOODPLAIN ORDINANCE – At 7:20 p.m. Chair Limpert opened the FEMA Flood Plain Ordinance Public Hearing. Becker Township was recently notified that it is on the suspended list for the National Flood Insurance Program. The Township is required to have a floodplain ordinance since the Becker Joint Planning Board has zoning authority over Becker Township. A draft Floodplain Ordinance using a DNR template was reviewed. It is currently being reviewed by the Minnesota State Floodplain Coordinator. After approval the Township will be taking over flood plain management regulations for FEMA insurance purposes. Attorney Schieffer will review the ordinance. Staff is also working on a Shoreland Ordinance. Wilkening moved second Bertram to close the Public Hearing at 7:30 p.m.**
- **Bertram moved second Wilkening to adopt Becker Joint Planning Board Ordinance 2012-02 Establishing Section 15, MN Floodplain Management, Within the Code of Ordinances, pending Atty. Schieffer’s reviewal and amendments. Motion carried all voting for.**
- **NATIONAL FLOOD INSURANCE PROGRAM – Wilkening moved second Bertram to approve JPB Resolution 2012-05 to Apply to Participate in the National Flood Insurance Program. Motion carried all voting for.**
- **OTHER BUSINESS/UPDATES –**
  - RSI Recycling has inquired about the possibility of locating their business at the Alliance Realty location on Highway 10. Owner is Tim Rosengren and three jobs would be created. They would be recycling metals only and anticipate 70 to 130 customer vehicles per day. A crane would also be on site. Discussion on Interim Use Permit standards and if they would apply. If a Conditional Use Permit was granted the property would have to be rezoned. Limpert stated it would be a new business opportunity and felt it would be good for the township. Wilkening felt more information is needed, whether it is primarily indoors, fencing needed. Bertram also stated concerns over visibility. The area is designated I-1 Industrial for the future in the land use plan. Neu stated an ordinance is needed for a customer based recycling facility. Atty. Schieffer said written standards are needed with an ordinance amendment. Staff will research ordinance amendment and rezoning.
  - Tony Wruck property on County Road 67 is being used as a contractor’s yard for his business and is in violation of the General Rural zoning. Staff will send a violation notice.
  - Limpert discussed whether the township can take over doing property appraisals from the county. Atty. Schieffer stated it may be too costly if it were permissible. Possible resources for information are surrounding counties, Minnesota Association of Township Attorneys, and League of Minnesota Cities.

Wilkening moved, second Bertram meeting be adjourned at 8:23 p.m. Carried all voting for.

  
Judy Shermak, Clerk

  
Mark Limpert, Chair