

**Becker  
Joint Planning Board**

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**December 19, 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 November 27, 2012
  3. Tami Grabill Dog Boarding Interim Use Permit
    - Resolution 2012-18
  4. Simonsmeier Estate Preliminary and Final Plats
    - Resolution 2012-19
    - Resolution 2012-20
  5. Other Business
- 8:00 p.m.**
6. Adjourn

DECEMBER 19, 2012  
BECKER JOINT PLANNING BOARD

Becker Township Joint Planning Board met on Wednesday, December 19, 2012 at Becker Township Hall. Present: Mark Limpert, Brad Wilkening, Gary Hammer, Tracy Bertram, Phil Knutson, Judy Shermak. Absent: None.


Also present: Kelli Neu, Amanda Fiedler-Zoning Administrators, Tami Grabill.

Ch. Mark Limpert called the meeting to order at 7:00 p.m.

- **Hammer moved second Bertram minutes of November 27, 2012 be approved as distributed. Carried all voting for.**
  
- **TAMI GRABILL INTERIM USE PERMIT** – Tami Grabill has submitted an interim use permit application to allow her to operate a pet sitting/boarding business out of her home on the property located at 8445 137<sup>th</sup> Avenue. The property is zoned General Rural so an IUP is needed as the proposed use does not meet the standards for the zoning. The pet boarding is proposed to be done in her home for up to 15 show dogs. Staff researched and found Sherburne County regulations do not allow a commercial business within 500 feet of neighboring houses. Primary concerns were potential for nuisance complaints, having that number of dogs within the small house, setting precedence, and footage to neighbors. No other similar type of business was found in the area. The Planning Commission recommended denial of the permit. Grabill asked if the number of dogs could be reduced and the board stated there are potential nuisance and enforcement issues. A private kennel allows up to four dogs and any more would need a license. Boarding is a separate Commercial Kennel business. **Hammer moved second Knutson to approve Resolution 2012-18 Denying an Interim Use Permit for a Commercial Dog Boarding/Sitting Facility Located at 8445 137<sup>th</sup> Avenue, Becker. Carried all voting for.**
  
- **SIMONSMEIER ESTATE PRELIMINARY AND FINAL PLATS** – Harold and Anna Simonsmeier submitted an application for the preliminary and final plat of Simonsmeier Estate consisting of one (1) 3 acre lot, located in Sec. 10, Twp. 33, Rg. 28. The lot is being split out of an approximately 80 acre parcel and is zoned General Rural. The proposed lot meets or exceeds all of existing standards for residential lots. Some buildings will also be removed. The Planning Commission recommended approval with conditions of receiving an opinion of the Town Attorney regarding the title owner, and Sherburne County must confirm that there are no wetlands within the plat boundary or that any wetlands have been adequately delineated. **Wilkening moved, second Bertram to approve Resolution 2012-19 Approving the Preliminary Plat for Simonsmeier Estate. Carried all voting for.**
  
- **Bertram moved second Wilkening to approve Resolution 2012-20 ~~X~~ Approving the Final Plat for Simonsmeier Estate. Carried all voting for.**

- **OTHER BUSINESS/UPDATES –**
  - Willy Ewing has a snowmobile operation out of an ag exempt pole building without a permit. Staff informed him that it is in violation but would be allowed in his attached garage.
  - Wruck Excavating is now leasing in the Industrial Park.
  - Limpert reported the Town Board has approved spending up to \$5,000 for completing the update to the Comprehensive Plan. Funds from building permits will be used. Neu reported Becker City Council has approved their update.
  
- **Bertram moved second Wilkening to adjourn at 7:55 p.m. Carried all voting for.**

  
Judy Shermak, Clerk

  
Mark Limpert, Chair