

**Becker
Joint Planning Board**

January 28, 2014

**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 25th, 2013
 3. SBA TowerCo Assets Cell Tower Upgrades Conditional Use Permit
 - **Resolution 14-01**
 4. Becker Joint Planning Board Zoning Map Update
 5. Other Business
 - Sherburne County Stockpiling and Crushing IUP Follow-up
- 8:00 p.m.**
6. Adjourn

**BECKER JOINT PLANNING BOARD
MEETING MINUTES
JANUARY 28, 2014**

Present: Mark Limpert, Brad Wilkening, Tracy Bertram, Jerome Kleis, Lucinda Messman

Absent: Gary Hammer

Also Present: Kelli Neu, Amanda Fielder, Richard Schieffer

7:02 p.m. Chair called meeting to order

Motion to approve minutes as distributed by Bertram, second by Wilkening. Motion carried, all voting for.

SBA Tower Upgrades to CUP – Kelli reviewed information from the Planning Commission Public hearing with the board.

- Parent company owns the tower on 97th
- The tower was placed in the mid 80's
- Upgrades are desired – the county granted the original CUP
 - CUP in 1987 on 3.5 acres of the parcel
 - Resolution currently includes all 5+ acres of the parcel to incorporate the full legal description into the CUP
- At the Planning Commission hearing – only one resident came – no complaints
- Planning Commission recommends granting the CUP
- Anticipating a 2 week long construction period – weather dependent
- Time frame in item #6 in the resolution (see file for full resolution text) was agreed upon at the Planning Commission meeting. JPB RES 2014-01
- The building inspector will do a final review and issue permits.
- Lynda DePoe (SBA representative) cannot be present at this meeting, tonight, but did give her cell number if further questions arise.
- Engineering wise – just adding an antenna and a few guyed wires.
- Our code requires a CUP amendment only because of the structural improvement extending the life of the tower.
- Discussion:
 - Is this the same tower the county has been dealing with in the paper? No – this parcel is several parcels down the road
 - Did the county issue the original CUP? Yes

Motion to approve RES 2014-01 [see file for full resolution text] Approval of the SBA Tower CUP Amendments by Wilkening, second by Bertram. Motion carried, all voting for.

Comp Plan presented in final draft form. Board members asked to review for the next meeting. Staff asked that board members please review the document and let them know of any errors. Even items like periods and such.

Q: One note: table 3.7 on page 24 is missing a \$ sign. You want small items like this? Yes, anything

Zoning map update – Public Hearing in January at the Planning Commission meeting. There was a motion to approve the map with the jurisdiction color correction noted. The map will be received in GIS format so that we can edit in the future. Once we get this map, we can get overlays of aerial photos and get a better/more detailed and current images.

Motion to approve the zoning map with the color correction by Wilkening, second by Bertram. Motion carried, all voting for.

**BECKER JOINT PLANNING BOARD
MEETING MINUTES
JANUARY 28, 2014**

Other Business

Sherburne County Stockpiling/Crushing IUP follow-up

Clarifications

- i. Minutes from the original documents from the Planning Commission to the Joint Planning board were reviewed and there was a memo from the County Public Works director between those two meetings. (see file for copies)
- ii. If there are noise issues, the IUP gives us the ability to open the IUP back up
- iii. Suggest that if there are issues, that more calls need to be made and signage needs to be placed. Actually, the signage missing is a violation of the IUP. Kelli will call and talk to John Mentor regarding this.
- iv. Also remind the county to stay in contact with the sub-contractors and to have trees grown (if they have died – they need to be replaced)

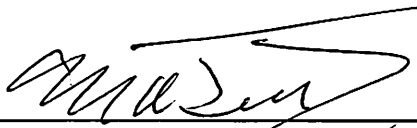
New Business

Mark attended the Sherburne County MAT Meeting. John Mentor discussed highway turnbacks (and taking roads). In the short term, nothing critical, but mid range (2-5 years) and long term, some roads are planned. Mark mentioned to him that we would like notice/conversation about these. We do not want the county to just say 'now they are yours to care for' without some type notice. Mark suggested that more than one year notice would be beneficial to levy planning.

- Kelli asked if the board would like her to invite John Mentor or Rhonda Lewis to the Planning Commission meeting to discuss this so we know what plans the county has for roads. A: not at this time, but maybe in the future. Perhaps see about melding Highway 10 projects with ours. For now, staff can have this discussion with them.

Brad questioned if anything has happened with the Gustafson IUP? A: not at this time. Past history of this possible pending IUP amendment was discussed with new board member.

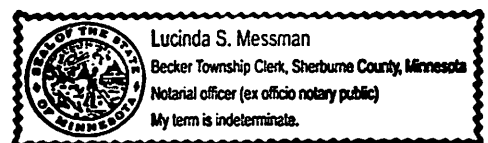
Motion to adjourn by Bertram, second by Kleis. Motion carried, all voting for.

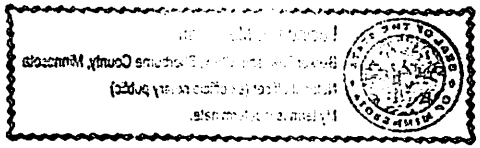


Mark Limpert, Chair



Lucinda Messman, Clerk





State of Minnesota
County of [illegible]
[illegible]
[illegible]