

**BECKER JOINT PLANNING BOARD
MEETING MINUTES
JULY 28, 2015**

Present: Brad Wilkening, Tracy Bertram, Adam Oliver, Phil Knutson, Gary Hammer, Lucinda Messman
Absent: none
Also Present: Kelli Bourgeois – Township Attorney, Therese Haffner – Township Planning Staff

Meeting called to order by Chair at 7:00 p.m..

Quorum Verified.

Motion to approve agenda as distributed by Hammer. Second by Bertram. Motion carried, all voting in favor.

Motion to approve April minutes as distributed by Bertram. Second by Hammer. No further discussion. Motion carried, all voting in favor.

MINOR SUBDIVISION APPLICATION – LAMONT AND SCHMIT

- Applicants (owners Justine Lamont and Brian Schmit) have requested approval of a minor subdivision to combine their two properties to accommodate the construction of a detached garage as an accessory structure to their home. Garage to be placed in a manner that would cover a portion of the current interior easement.
- Zoning is General Rural
- Prosperities are platted within the Snake Rivers Estates Subdivision
- Properties are adjacent
- Block 1, Lot 1 is 2.52 acres and has an existing driveway and pad
- Block 1, Lot 2 is 2.50 acres and has an existing single family home
- Proposed Track A would be 5.02 acres with a single family home and future detached garage
- Staff Comments
 - This is a minor subdivision as it involves less than three lots fronting an existing street
 - JPB may allow a minor subdivision to be exempt from typical full plat specifications in this instance as no new road, public street, extension of any Township street or utilities or creation of any public improvements are required.
 - Combining the two lots would meet all zoning and subdivision standards
 - Applicants have submitted a request for public hearing to the Becker Township Board to vacate interior drainage and utility easements on the easterly boundary of Lot 1 and westerly boundary of Lot 2. The Public Hearing will be held August 17, 2015, at 7:00 p.m..
- Discussion
 - In the future if this were to be split again, easements would be required and a residence would be necessary on the 2nd lot.
 - Typical development lots are 2.5 acres
 - These lots are from the same plat – Certificate of Survey reviewed
 - The driveway on the open lot is already there and will stay in that location
 - The Township Engineer has reviewed and sees no issues at this time.
- **Motion to approve JPB Resolution 2015-08: Resolution approving the certificate of survey for Lots 1 and 2, Block 4, Snake River Estates Third Addition by Knutson. Second by Hammer. Motion carried, all voting in favor.**

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OTHER BUSINESS

- Building Permit updates. Building permit errors were discovered during the Town Board Audit Processes. These errors turned up on the Becker City side as well. A meeting was held with Therese Haffner, Julie Blesi, Lucinda Messman, and Metro West's Loren Kohnen and Rob Beckfeld to review current procedures to account for/remedy these errors. All entities are now using the same schedules/scales/valuation information.
 - Other discussion items by board regarding permits
 - Frustration at process and history without definitive information
 - Frustration with numbers county uses for valuation being so much lower than the Department of Labor Valuations
 - Should an RFP be drawn up? Should the board hire a full time inspector?
 - Board would like to keep working with Loren if we can iron out an agreement.
 - Board member Bertram asked to be kept in the loop for the City as the Town Board proceeds with this matter.

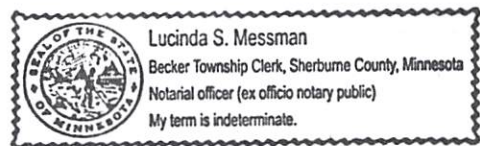
Motion to adjourn by Knutson. Second by Oliver. No further discussion. Motion carried, all voting in favor. Meeting adjourned at 7:38 p.m..



Brad Wilkening, Chair
Vice Chair



Lucinda Messman, Clerk



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V. J. ...

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