

**Becker  
Joint Planning Board**

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**June 28, 2011**

**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 May 24, 2011
- 7:00 p.m.**     3. Comprehensive Plan Amendment Public Hearing
4. Edling Minor Subdivision
- RESOLUTION 11-05
5. Johnson Boundary Line Adjustment
- RESOLUTION 11-06
- 8:00 p.m.**     6. Adjourn

JUNE 28, 2011  
BECKER JOINT PLANNING BOARD

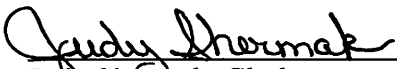
Becker Township Joint Planning Board met on Tuesday, June 28, 2011 at Becker Township Hall.  
Present: Mark Limpert, Brad Wilkening, Phil Knutson, Tracy Bertram, Judy Shermak. Absent: Gary Hammer.

Also present: Nick Ziegelmann Zoning Administrator, Dick Schieffer-Atty., Jeff Edling, Bill Kopp.

Chair Mark Limpert called the meeting to order at 7:08 p.m.

- MINUTES – Bertram moved second Knutson minutes of May 24, 2011 be approved as distributed. Motion carried all voting for.
- COMPREHENSIVE PLAN AMENDMENT PUBLIC HEARING – Chair Limpert opened the Public Hearing to consider a complete update of the existing Becker Township Comprehensive Plan at 7:08 p.m. Nick reviewed the process taken to update the Comprehensive Plan. The Planning Commission held a Public Hearing on June 13, 2011 so the JPB hearing is the second and final hearing required. Discussion on planning and zoning, goals of the plan, website that is being developed, and the transportation plan being developed. Limpert stated the Planning Commission has been reviewing it for two years. Data needed yet are road costs and census figures and it will possibly be ready for adoption in July. There were no comments from the public. **Wilkening moved second Knutson to close the public hearing at 7:16 p.m. Motion carried all voting for.**
- EDLING MINOR SUBDIVISION – Jeff Edling, applicant, and Bill Kopp-Pheasant Ridge Properties, LLC, property owner, submitted a minor subdivision application to split an existing 39.5 acres parcel into two parcels – a 5 acre and a 34.5 acre parcel. It is zoned General Rural and a Certificate of Survey has been received. The Planning Commission recommended approval with the conditions that a 1 rod right of way easement along 122<sup>nd</sup> Street be granted, and that the property owners enter into a cross drainage easement. **Knutson moved second Wilkening to approve Resolution 2011-05 Granting a Minor subdivision for Jeff Edling. Motion carried all voting for.**
- JOHNSON BOUNDARY LINE ADJUSTMENT – Howard Johnson, applicant and property owner, has submitted a subdivision application for a boundary line adjustment. The property is zoned General Rural and a Boundary Survey has been submitted. A portion (.52 acres) of PID 05-120-4103 will be split and combined with PID 05-120-4101. Mr. Johnson is doing a simple split to square off the neighbor's property. Plat requirements were waived at the JPB May 24, 2011 meeting. The Planning Commission has recommended approval. **Bertram moved, second Wilkening, to approve Resolution 2011-06 Granting a Boundary Line Adjustment for Howard Johnson. Motion carried all voting for.**
- OTHER BUSINESS –
  - None

Wilkening moved, second Knutson meeting be adjourned at 7:25 p.m. Carried all voting for.

  
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Judy Shermak, Clerk

  
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Mark Limpert, Chair