

**Becker
Joint Planning Board**

May 24, 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 March 22, 2011
 3. Comprehensive Plan Review
 4. Other Business
 - Hidden Haven Request
 - Johnson Boundary Line Adjustment
- 8:00 p.m.**
5. Adjourn

May 24, 2011
BECKER JOINT PLANNING BOARD

Becker Township Joint Planning Board met on Tuesday, May 24, 2011 at Becker Township Hall.

Present: Mark Limpert, Gary Hammer, Phil Knutson, Tracy Bertram.

Absent: Brad Wilkening, Judy Shermak

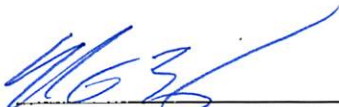
Also present: Kelli Neu and Nick Ziegelmann-Zoning Administrators, Dick Schieffer-Atty.

Chair Mark Limpert called the meeting to order at 7:11 p.m.

- **MINUTES** – Hammer moved second Knutson minutes of March 22, 2011 be approved as distributed. Motion carried all voting for.
- **COMPREHENSIVE PLAN REVIEW** – Kelli reviewed the history of the Comprehensive Plan Update, and how it started with a 1000 Friends of Minnesota grant. Kelli explained that she requested the data files from our consultant who was hired from the grant, at which time he expressed that he can't move the Comp Plan forward, and would therefore send her all of the files for the Comp Plan. Kelli stated that to adopt the Comprehensive Plan, we need 2 public hearings. The public hearings will be on June 13th, and June 28th. The Plan will be brought to the Town Board for comment on June 20th.
- **OTHER BUSINESS** –
 - a) **Hidden Haven**- Kelli stated that she received a phone call from a resident in Hidden Haven regarding setbacks for accessory structure. Kelli explained that the Code states the front setback is 67 feet, side yard setback is 10 feet and the rear setback is 25 feet. The resident was not happy about the rear setback, and was told by the builder that there were no setbacks. Discussion was had regarding how the setbacks were established, and that they are the same setbacks as in the County Code. The idea of a variance for the whole development was brought up, and Attorney Schieffer stated that he did not feel that would be appropriate, and that if they were going to make changes, it should be a change to the cluster Plat, and PUD conditions if any existed. The Board felt that the setback standards should not change, and that the 25 foot rear setback is not excessive.
 - b) **Howard Johnson** – Kelli reviewed the Shannon Acres Plat, and reviewed the proposed property line adjustment that Mr. Johnson is proposing. Since both affected lots meet the subdivision standards, the Board felt that a Boundary Line Adjustment was appropriate. **Motion by Bertram, Seconded by Knutson to exempt Mr. Johnson's Boundary Line Adjustment from the platting process, and that the lot be developed in accordance with the May 8th, 2002 survey. Carried**
 - c) **Virginia and Don Johnson** – Kelli stated that staff met with Don and Virginia Johnson regarding lots 05-314-4202 and 05-314-4101. Mr. and Mrs. Johnson would like to combine the two lots, and split out the farm land, which will be attached to parcel 05-314-4200. It was explained that the property is zoned Agriculture, and the minimum lot size was 40 acres. Discussion was had regarding drafting an ordinance amendment that would allow for adjustments to boundary lines of non-conforming lots. Attorney Schieffer will work on an ordinance, with the possible public hearing in July.
 - d) **Edling Minor Subdivision**- Nick reviewed with the Board that Jeff Edling was looking at acquiring 35 acres of parcel 05-133-4100. He would be required to complete a Minor Subdivision of the property. Discussion was had regarding 122nd Street being a Town road. The Board agreed that a 33 foot road easement should be maintained along 122nd Street, and that the surveyor should check with Sherburne County regarding an easement for County Road 11.

- e) Access Easement- Nick stated that he has received a call from 2 property owners along 182nd Ave, regarding an existing driveway easement, and if one existed. Nick stated that he has not been able to find a document of record within the Sherburne County Recorders' Office. Gary stated that he remembers this area, and that there is a good chance that an easement exists. Gary directed staff to talk to Township Engineer Jon Bogart.
- f) Landscape Business- Kelli stated that she received a call from a gentleman that was interested in starting a landscape business next to Gustafson Trailers. The gentleman was only going to have outside storage, and wanted to move a small trailer on site to operate the business. Kelli stated that the business would not be allowed because outdoor sales in the Commercial zoning district are not allowed.
- g) SSTS Update- Nick briefly stated that the County passed there subsurface treatment systems ordinance in April, and that we had one year to update our ordinance. Staff will be working on this document soon.
- h) Code Enforcement- Nick stated that he will be sending out code enforcement letter to Safe Liquors for off-premise signage, and excess signage (billboard). He will also be sending a temporary sign notice to Salida. Mark asked for a notice to go to Gustafson trailer's for his signage, and to move forward on his permanent sign.

Knutson moved, second Bertram to adjourn meeting at 8:17 p.m. Carried all voting for.



Nick Ziegelmann, Zoning Administrator



Mark Limpert, Chair