

**Becker
Joint Planning Board**

November 22, 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 October 25, 2011
 3. PCI Roads, Inc. Interim Use Permit
Resolution JPB 2011-12
 4. Other Business/Updates — Variance — Yvonne Nogel
outbuilding.
- 7:30 p.m.**
5. Adjourn

NOVEMBER 22, 2011
BECKER JOINT PLANNING BOARD

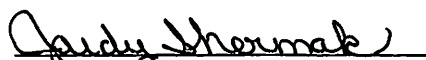
Becker Township Joint Planning Board met on Tuesday, November 22, 2011 at Becker Township Hall.
Present: Mark Limpert, Gary Hammer, Brad Wilkening, Phil Knutson, Tracy Bertram, Judy Shermak.
Absent: None.

Also present: Kelli Neu- Zoning Administrator, Dick Schieffer-Atty., Joe Danielson-Becker City Public Works, Yvonne Nogle, Sandra Koppendrayner.

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

- MINUTES – Knutson moved second Wilkening minutes of October 25, 2011 be approved as distributed. Motion carried all voting for.
- PCI ROADS INC. INTERIM USE PERMIT – PCI Roads Inc., Applicant and Norman and Margaret Johnson, Owners, have submitted an interim use permit application to establish a temporary concrete batch plant and allow stockpiling of materials for the TH 10 construction project on their property, which is zoned Agriculture. They will be accessing TH 10 using the Hwy. 25 off ramp. Sherburne County's comment was not to use County Road 52 because of the condition of the road. PCI is responsible for dust and erosion control and signage. Operations will start next spring and cease in December, 2012, or end of project. Provisions of the Resolution were reviewed. The Planning Commission recommended approval. **Hammer moved, second Wilkening, to approve Resolution 2011-12 Granting an Interim Use Permit for Stockpiling and Establishing a Concrete Batch Plant at the Property Located in the Southwest Quarter of the Northwest Quarter of Section 25, Township 34N, Range 29W. Motion carried all voting for.**
- OTHER BUSINESS/UPDATES –
 - Yvonne Nogle requested a variance in order to build a pole structure for machinery and hay. The house is built on parcel 05-312-1100, and the new structure would be in 05-107-1105. As the two parcels are in two different sections the county would not combine them. The zoning is General Rural and a primary dwelling in a different parcel is not permitted. The other option would be to replat. If the structure would not be used for agricultural purposes it would need a variance. Atty. Schieffer advised it would be approved on the condition the two parcels be recognized as one parcel for zoning purposes. **Hammer moved, second Wilkening to allow the pole structure as an agricultural building on the condition the two parcels be recognized as one parcel for agricultural purposes. Motion carried all voting for.**
 - Joe Danielson, Becker City Public Works, discussed the 122nd Street road to the compost site. The poor condition of the gravel road is being complained about, is costly to maintain, and options to improve it are being sought. Options include closing it off at one end with a cul-de-sac and adding more Class 5. Tarring is not an option because of the cost. There is also a tarred, signed road to the compost site. The traffic counter will be borrowed from the County to get an accurate figure on the number of vehicles that use the road.
 - Kelly and Aaron Jurek metes and bounds split was approved at the Township Board meeting of Nov. 21, 2011. No platting was required.

Wilkening moved, second Bertram meeting be adjourned at 7:47 p.m. Carried all voting for.


Judy Shermak, Clerk


Mark Limpert, Chair