

**Becker  
Joint Planning Board**

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**November 27, 2012**

**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 September 25, 2012
  3. Ericksons Second Addition Preliminary and Final Plats
    - Resolution 2012-~~15~~6
    - Resolution 2012-~~16~~7
  4. Tami Grabill Pet Grooming Interim Use Permit
    - Resolution 2012-~~17~~5
  5. Other Business
- 8:00 p.m.**
5. Adjourn

NOVEMBER 27, 2012  
BECKER JOINT PLANNING BOARD

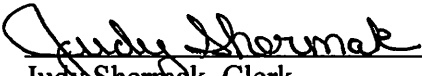
Becker Township Joint Planning Board met on Tuesday, November 27, 2012 at Becker Township Hall.  
Present: Mark Limpert, Brad Wilkening, Gary Hammer, Tracy Bertram, Phil Knutson, Judy Shermak.  
Absent: None.


Also present: Kelli Neu, Amanda Fiedler-Zoning Administrators, Dick Schieffer-Attorney, Mary Erickson, Steve Erickson.

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

- **Hammer moved second Bertram minutes of September 25, 2012 be approved as distributed. Carried all voting for.**
- ERICKSONS SECOND ADDITION PRELIMINARY AND FINAL PLATS – Mary Erickson submitted an application for the preliminary and final plat of Erickson Second Addition consisting of one (1) 2.5 acre lot, located in Sec. 3, Twp. 34N, Rg. 28W. The lot is being split out of an approximately 47 acre parcel and is zoned General Rural. The proposed lot meets or exceeds all of existing standards for residential lots. A field access abutting CSAH 11 will be used for driveway. County Public Works must approve the right of way dedicated on the plat for CSAH 11 and an opinion must be received from the Town Attorney regarding the title owner of the property.  
**Wilkening moved, second Knutson to approve Resolution 2012-15. Carried all voting for. Wilkening moved to amend the motion to approve Resolution 2012-16 Recommending Approval of the Preliminary Plat for Ericksons Second Addition. Carried all voting for.**
- **Knutson moved second Hammer to approve Resolution 2012-17 Approving the Final Plat for Ericksons Second Addition. Carried all voting for.**
- TAMI GRABILL INTERIM USE PERMIT – Tami Grabill has submitted an interim use permit application to allow her to operate a dog grooming and pet sitting/boarding business out of a detached accessory structure on the property located at 8445 137<sup>th</sup> Avenue. Grooming will be done in the existing accessory building. The property is zoned General Rural so an IUP is needed as the proposed use does not meet the standards for the zoning. The term of the permit will be five (5) years. The pet boarding is proposed to be done in her home for up to 15 show dogs. Discussion on size and square footage of accessory structure, and age of existing buildings not attached to the home that would be acceptable for a home business in General Rural zoning. The Planning Commission tabled the pet boarding request until staff could do more research and look into the County's ordinance regarding former farm buildings being used for storage sheds. **Hammer moved second Wilkening to approve Resolution Granting an Interim Use Permit for a Commercial Dog Grooming Facility Located at 8445 137<sup>th</sup> Avenue, Becker. Carried all voting for.**

- **OTHER BUSINESS/UPDATES –**
  - A public hearing will be held at the next Planning Commission meeting for the Simonsmeier Plat.
  - The December JPB meeting will be held December 19<sup>th</sup> at 7:00 p.m. because of the Christmas Holiday.
  - Attorney Schieffer advised that in order to stop the Wruck business from operating in violation of the zoning code it would have to go to court to obtain an injunction. Neu has met with them and will send another letter informing him of the possible consequences. Research at County Zoning shows he was not legal when the business was started.
  - Neu received quotes from Veronica at SEH for completing the Comprehensive Plan. To complete the project \$11,276, or to just finish the GIS cost would be approximately \$2,400.
- **Hammer moved second Bertram to adjourn at 8:20 p.m. Carried all voting for.**

  
Judy Shermak, Clerk

  
Mark Limpert, Chair