

**Becker
Joint Planning Board**

September 27, 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 July 26, 2011
 3. Olson Preliminary and Final Plat
 4. Midwest Contracting Interim Use Permit
 5. Variance Ordinance Amendment
 6. Updates
 - SSTS Ordinance
 - Bob Crane Metes and Bounds Split
 - Knife River IUP request
 - Gustafson IUP amendment request
- 8:00 p.m.**
7. Adjourn

SEPTEMBER 27, 2011
BECKER JOINT PLANNING BOARD

Becker Township Joint Planning Board met on Tuesday, July 26, 2011 at Becker Township Hall.
Present: Gary Hammer, Brad Wilkening, Phil Knutson, Tracy Bertram, Judy Shermak. Absent: Mark Limpert.

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


Acting Chair Gary Hammer called the meeting to order at 7:05 p.m.

- MINUTES – Bertram moved second Wilkening minutes of July 26, 2011 be approved as distributed. Motion carried all voting for.
- SNAKE RIVER ESTATES FOURTH ADDITION – Kelli reviewed the Preliminary and Final Plat. Reasons for combining the lots were for an accessory building on the second lot that is larger than the 1800 square feet allowed on 2.5 acres. Because the two lots are on two separate plats replatting must be done to combine the lots and allow for the larger 2200 square foot detached garage. The Planning Commission recommended approval at the Sept. 12, 2011 meeting. **Wilkening moved, second Knutson, to approve Resolution 2011-07 Granting Approval of the Preliminary Plat for Snake River Estates Fourth Addition. Motion carried all voting for. Knutson moved, second Bertram, to approve Resolution 2011-08 Granting Approval of the Final Plat for Snake River Estates Fourth Addition. Motion carried all voting for.**
- MIDWEST CONTRACTING IUP – Midwest Contracting, LLC and Eilers Bros. have submitted an interim use permit application for the excavation of 30,000 cubic yards of granular material from Eilers Bros. property for the Highway 10 reconstruction project. The use of 77th Street as a haul road has been addressed. The Land Use Permit from the County is in the process of being obtained and the wetland delineation has been done. PCI is the General Contractor. The Planning Commission recommended approval contingent upon all county and state permits being acquired. Atty. Schieffer has drafted a Developer's Agreement to be approved by the Town Board. **Wilkening moved, second Knutson, to approve Resolution 2011-09 Granting an Interim Use Permit for Excavation of Granular Material at Property Located in the Northwest Corner of Section 2, Township 34N, Range 29W. Motion carried all voting for.**
- VARIANCE ORDINANCE AMENDMENT – Nick explained the language change for variance regulations which changed “undue hardship” to “practical difficulties”. The change will give more control to local units of government. Atty. Schieffer recommended approval. **Bertram moved, second Wilkening, Ordinance 2011-03 Amending the Becker Joint Planning Board Variance Regulation be adopted. Motion carried all voting for.**
- OTHER BUSINESS –
 - The Sub-Surface Treatment Ordinance was approved at the August Town Board Meeting.
 - Bob Crane metes and bounds split was approved at the August Town Board Meeting and the Compliance Certificate is being processed now.
 - Knife River applied for a concrete stockpiling and crushing IUP for the Highway 10 reconstruction project and a public hearing will be held at the Planning Commission Meeting on October 10, 2011.
 - Chris Gustafson has submitted an application for an amended IUP to expand area of sales on the Hwy. 10 and Cty. Rd. 11 site. He would like to add rentals of boats and recreational areas. A public hearing will be held at the Planning Commission Meeting on October 10, 2011.

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- Tanya Danielson, Sherburne State Bank, advised the board that Salida Event Center is now owned by the bank and it will be listed for sale soon. Salida is located in the industrial zoning area.

Bertram moved, second Knutson meeting be adjourned at 7:50 p.m. Carried all voting for.


Judy Shermak, Clerk


Mark Limpert, Chair

Shermak

From: "Nick Ziegelmann" <nickz@ci.becker.mn.us>
To: "Mark Limpert" <marklimpert5@gmail.com>; "Gary Hammer" <hammer05@sherbtel.net>;
<bradw@haa-inc.com>; "Phil Knutson" <pknutson@beckerfurnitureworld.com>; "Tracy Bertram"
<mtbert@gmail.com>; "Shermak" <jshermak@izoom.net>; "Kelli Neu" <kneu@ci.becker.mn.us>;
<rjschieffer@yahoo.com>
Cc: "Nancy Fiereck" <nfiereck@ci.becker.mn.us>; "Nick Ziegelmann" <nickz@ci.becker.mn.us>
Sent: Tuesday, August 16, 2011 9:16 AM
Subject: Joint Planning Board Cancellation
Good Morning-

Due to the lack of agenda items, the Joint Planning Board Chairman has approved the cancellation of the August 23rd, 2011 JPB meeting.

Our next meeting is scheduled for Tuesday September 27th.

Nick

Nick Ziegelmann
Community Development Coordinator
City of Becker
PO Box 250
Becker, MN 55308

(ph): 763-261-4302
(fax): 763-261-4411
nickz@ci.becker.mn.us