

**City of Becker
Planning Commission
Minutes of January 30, 2023**

The Becker Planning Commission met at 6:00 p.m. on January 30, 2023, in Becker City Council Chambers at Becker City Hall located at 12060 Sherburne Avenue, Becker, Minnesota.

MEMBERS PRESENT: MaryJo Cobb, Rick Hendrickson, Mike Doering, Justin Robinson, Amy Stanger

ABSENT:

OTHERS PRESENT: Jacob Sanders – Community Development Director, Caryn Dunderi – Community Development Administrative Technician, John and Joyce Blowers – Community Members, Mel Beaudry – Realtor, John Osterman – Realtor, Jean Johnson – Local Land Owner

Sanders called the meeting to order at 6:00 p.m.

A motion was made by Hendrickson/Doering to nominate Cobb as the 2023 Chair.

AYE: Cobb, Hendrickson, Doering, Robinson, Stanger

NAY:

Motion Carried.

A motion was made by Doering/Stanger to nominate Hendrickson as the 2023 Vice-Chair.

AYE: Cobb, Hendrickson, Doering, Robinson, Stanger

NAY:

Motion Carried.

A motion was made by Hendrickson/Doering to approve the minutes from December 19, 2022

AYE: Cobb, Hendrickson, Doering, Robinson, Stanger

NAY:

Motion carried.

PUBLIC HEARING – REZONING OF A 35.42 ACRE PARCEL OWNED BY RO-LIZ LLC

Cobb opened the public hearing at 6:03 pm.

Sanders presented a complete application from RO-LIZ, LLC to rezone a 35.42 acre parcel that had been recently annexed by the City of Becker, from agricultural (Ag) to limited multiple family residential (R-2). Sanders explained that the rezone would fit the goals and plans of the City's comprehensive plan and would allow for smaller single-family homes or attached homes.

Mel Beaudry, local realtor representing the property's owner and co-applicant, reported the parcel is currently for sale and suggested it is being marketed as potential housing development; he added that there is no buyer at this time.

John and Joyce Blowers, Becker residence that own abutting property to the 35.42 acres, inquired about the setback distance of potential future houses. Sanders answered the setbacks for the back yards would be twenty-five to thirty feet to the rear property line. Sanders added that future powerline easements would measure at least seventy-five feet and added that apartment buildings would not be allowed in the R-2 zoning district.

Jean Johnson, recent farmer of the 35.42 acres, inquired why the property had been annexed. Hendrickson responded that the City does not actively seek out annexation opportunities, but rather wait to be petitioned by interested parties. Johnson inquired as to how the City will know the homes will bring in a profitable tax margins. Sanders clarified that the developers pay for the installation of infrastructure to City standards and taxes increase when the property is developed and structures are built. Johnson expressed that she has no intention of selling any of her properties to the City or anyone else.

Hendrickson stated that Mel Beaudry was his realtor when he bought his house and asked if anyone felt it was a conflict of interest to vote on Resolution PC 23-01. Johnson said she felt it was a conflict of interest but clarified that she was joking. Hendrickson stated he would still abstain from voting.

Cobb asked for any further discussion.

Hearing no further discussion, a motion was made by Doering/Robinson to close the public hearing at 6:31 pm.

AYE: Cobb, Doering, Robinson, Stanger

NAY:

ABSTAIN: Hendrickson

Motion Carried

A motion was made by Doering/Stanger to approve Resolution PC 23-01, a resolution recommending an ordinance to add Section 11.12, Subdivision 8 (32) Rezoning Property from Agricultural (AG) to Limited Multiple Family Residential (R-2).

AYE: Cobb, Doering, Robinson, Stanger

NAY:

Abstain: Hendrickson

Motion Carried

CHAPTER 11 EDITS – T-TOWN / COMMERCIAL INTERIM USE PERMITS

Sanders presented PC members with potential edits in Chapter 11 recommending interim use permits being used for outdoor entertainment, outside sales, and recurring special events within the T-Town area instead of conditional use permits. Sanders explained that CUPs follow a property in perpetuity where an IUP would have sunset provisions and expiration dates. He added that the way Code is currently written, reoccurring events require a CUP. PC members expressed concern over the current price of IUPs; Sanders stated staff would research issuing special event permits. He added that the language in current code would need to be revised to make this a possibility.

A motion was made by Hendrickson/Doering to table the discussion to call for a public hearing on Chapter 11 edits allowing outdoor entertainment, outside sales (beyond 30 calendar days per year)

and special events, occurring on a regular basis, within the T-Town, and allowing outdoor commercial sales (beyond 30 calendar days).

AYE: Cobb, Hendrickson, Doering, Robinson, Stanger

NAY:

Motion Carried

CHAPTER 11 EDITS – R-2 ZONING DISTRICT LOT WIDTH / DENSITY

Sanders presented potential Chapter 11 language edits regarding the R-2 zoning district lot density. He explained staff is looking to clarify the lot sizes in the R-2 zoning district to accurately define the mid density zone. Sanders said that this would include reducing the interior lot area and lot width for R-2 single family and two-family dwellings.

A motion was made by Hendrickson/Robinson calling for a public hearing on Chapter 11 edits for clarification and to the R-2 zoning districts permitted structure uses, minimum lot dimensions, setbacks, and related definitions to be held at the February 27, 2023 PC meeting.

AYE:

NAY:

Motion Carried

OTHER

Sanders said that the solar overlay group had met to discuss the potential allowed placement of solar in Becker Township and the City. Sanders explained that Becker Township currently does not allow solar in areas that are zoned general rural; he added that Township PC members did not want to stop residence from making a profit off of solar, and City staff has concerns about growth restriction if solar is allowed anywhere in Becker Township. Sanders stated the next steps will be for the City staff to analyze growth over the course of the next 50 years or so to determine if the growth area boundaries are accurate. Discussion regarding solar placement followed.

Sanders reported that staff had discussed adding additional parking in T-Town; he presented graphics that showed angled parking on both sides of Central Avenue which would allow for City owned properties to be marketed for sale of buildings and businesses while having ample parking to accommodate surrounding businesses. Discussion followed with more information to come.

Sanders said the IT department has been implementing phishing training within City email accounts. He reminded members they are all eligible for a City provided email address that would protect their personal information in the case of a data request. Discussion of data requests and reasons for utilizing City email addresses followed.

Sanders reminded members to read, review, and sign the annual conflict of interest waiver.

Sanders provided a staffing update regarding the associate planner position reporting there had been four interviews conducted.

Sanders said that four firms have indicated that they will submit proposals for the zoning / subdivision code rewrite. He reiterated that public input in the rewrite process was listed as a critical component of the plan.

Motion to adjourn by Doering/Hendrickson
Meeting adjourned at 7:51 p.m.

Submitted by: Caryn Dunderi – Community Development Administrative Technician