

**City of Becker  
Planning Commission  
Minutes of April 25, 2022**

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The Becker Planning Commission met at 6:00 p.m. on April 25, 2022, in Becker City Council Chambers at Becker City Hall located at 12060 Sherburne Avenue, Becker, Minnesota.

**MEMBERS PRESENT:** Rick Hendrickson, Mike Doering, Amy Stanger

**ABSENT:** Mary Jo Cobb, Justin Robinson

**OTHERS PRESENT:** Marie Pflipsen – Community Development Director, Jacob Sanders – City Planner, Mary Roe – City Planner, Caryn Dunderi – Administrative Support Specialist, Teresa and Jeff Thorson – Property owners near proposed Sherco First Addition, Nick Banyai - Property owner near proposed Sherco First Addition, Ross Imholte - Property owner near proposed Sherco First Addition

**Hendrickson called the meeting to order at 6:09 p.m.**

**A motion was made by Stanger/Doering to adopt the agenda.**

**AYE: Hendrickson, Doering, Stanger**

**NAY:**

**Motion Carried.**

**A motion was made by Doering/Stanger to approve the minutes from March 28, 2022**

**AYE: Hendrickson, Doering, Stanger**

**NAY:**

**ABSTAIN:**

**Motion carried.**

**PUBLIC HEARING – PRELIMINARY AND FINAL PLAT – SHERCO FIRST ADDITION**

**Hendrickson opened the public hearing at 6:10 p.m.**

Mary Roe started the public hearing by presenting an application the City of Becker received from Northern States Power Company, for the preliminary and final platting of properties 60-335-2100, 60-335-2301, 60-335-3200, 60-335-3105, 60-335-3100, 60-335-3205, 60-335- 3400, and portions of 60-202-1201,60-202-2102, 60-335-3300, and 60-335-3305. Roe explained that the purpose of the plat would be for a public right of way for future public improvements. She went on to state that future road construction is a separate project from this plat review and at this time there are no developments planned on this plat. Staff had not received any written or verbal public comments regarding the proposed plat, and they are recommending approval of Resolutions PC-07 and -08 for the Preliminary and Final Plat of Sherco First Addition.

Hendrickson asked PC and the audience if there were any questions. Nick Banyai, a farmer with property near the proposed plat, addressed the Planning Commission and stated that he was not pleased with the prospect of having solar panels surrounding his farm. Mary explained that there is no solar proposed via this application and that this plat would not be further developed without the separate formal application, public hearing, and approval of City Council and the only impact this plat would have on Mr. Banyai would be a public right of way with wider roads. Jacob Sanders clarified that Mr. Banyai's property is in

Clear Lake and any solar projects affecting him would be discussed at Clear Lake meetings. Hendrickson added that Mr. Banyai can email Xcel Energy any comments or concerns he may have regarding the Sherco Solar Project.

**Hendrickson asked for any further discussion.**

**Hearing no further discussion, a motion was made by Doering/Stanger to close the public hearing at 6:23 p.m.**

**AYE: Hendrickson, Doering, Stanger**

**NAY:**

**Motion Carried**

**A motion was made by Doering/Stanger to approve PC Resolution 22-07 recommending approval of the Preliminary Plat for Sherco First Addition.**

**AYE: Hendrickson, Doering, Stanger**

**NAY:**

**Motion carried.**

**A motion was made by Doering/Stanger to approve PC Resolution 22-08 recommending approval of the Final Plat for Sherco First Addition.**

**AYE: Hendrickson, Doering, Stanger**

**NAY:**

**Motion carried.**

#### **PUBLIC HEARING – CHAPTER 11 THROUGH LOT FENCE CODE UPDATES**

**Hendrickson opened the public hearing at 6:25 p.m.**

Sanders presented language adoption in Chapter 11 Code regarding fence heights in the backyards of through lots. He went on to say that Staff is recommending the allowance of six-foot-high fences on R-1 through lots which share one frontage along specific corridors; these corridors include Edgewood Ave SE, Sherburne Ave SE, Central Ave SE (east of Sherburne Ave SE), 150<sup>th</sup> Ave SE, 122<sup>nd</sup> St SE, 153<sup>rd</sup> Ave SE and 12<sup>th</sup> St SE Rights-of Way. Sanders added that fences would still have to remain outside of any sight triangle.

**Hendrickson asked for any further discussion.**

**Hearing no further discussion, a motion was made by Doering/Stanger to close the public hearing at 6:36 p.m.**

**AYE: Hendrickson, Doering, Stanger**

**NAY:**

**Motion Carried**

**A motion was made by Doering/Stanger to approve PC Resolution 22-09 recommending approval of an ordinance amending 11.21 Subd. 14 of Chapter 11 of the City of Becker Code.**

**AYE: Hendrickson, Doering, Stanger**

**NAY:**

**Motion carried.**

## DISCUSSION – PRAIRIE VILLAGE HOMES

At the March 28, 2022 meeting, Planning Commission members directed staff to ask the City Attorney three questions relating to the discussion of Prairie Village Homes. Roe started the discussion by reviewing the City Attorney's responses to the three questions; these questions included who could submit and sign any CUP amendment applications, if the City could pay the parkland dedication fee, and if the building permit restriction could be lifted for all property owners, excluding Lumber One. Roe explained that Ted Schmid, listed by Sherburne County tax records as the current owner of the common property, would have to have his name on any application documents amending the current CUP. Roe added that in legal's opinion, the City of Becker could not pay the parkland dedication fee since this is a private matter and the City cannot spend money without a public purpose. She went on to review the Attorney's response that since the conditions of the CUP are not being met, the whole development is out of compliance and building permits cannot be granted until it is deemed compliant. Hendrickson inquired as to how residents of Prairie Home Village would find out information on how to formally amend the HOA in which Roe responded that Staff is available for emails, phone calls, and preapplication meetings before any formal submittals.

## OTHER

Jacob Sanders informed the Planning Commission that the Sherco Development Master Planning workshop would be taking place May 23<sup>rd</sup> through May 26<sup>th</sup> with small groups of City and Xcel's employees meeting during the day, and a larger group of invited stakeholders would meet in the evenings. Sanders assured commissioners that the PC meeting scheduled for May 23<sup>rd</sup> would not overlap with the workshop.

**Motion to adjourn by Doering/Stanger.**  
**Meeting adjourned at 7:22**

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Submitted by: Caryn Dunderi