

**City of Becker
Planning Commission
Minutes of May 23, 2022**

The Becker Planning Commission met at 6:00 p.m. on May 23, 2022, 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: Mary Roe – City Planner, Caryn Dunderi – Administrative Support Specialist, Jessica Treptau – CUP Applicant, Rick Schreier – Owner of Becker Collision & Glass, Dean and Julie Wall – Owners of Becker Screen Print and Embroidery, Barb Marsh – Becker Resident, Cory Osgood – Becker Resident, Howard Osgood – Becker Resident

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

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

AYE: Cobb, Hendrickson, Doering, Robinson, Stanger

NAY:

Motion Carried.

A motion was made by Hendrickson/Doering to approve the minutes from April 25, 2022

AYE: Hendrickson, Doering, Stanger

NAY:

ABSTAIN: Cobb, Robinson

Motion carried.

PUBLIC HEARING – CONDITIONAL USE PERMIT FOR A SHOPPING CENTER FOR JT2 PROPERTIES

Cobb opened the public hearing at 6:01 p.m.

Mary Roe presented a CUP, submitted by Jessica Treptau owner of JT2 Properties, for a shopping center located on Lot 1, Block 1, Bank Street Addition. Roe stated the applicant submitted a narrative and preliminary site plan that contains a twenty-five-foot drainage and utility easement. Roe explained that Treptau is seeking an easement reduction in a separate permit process to accommodate a drive through. Roe said that staff is recommending approval of the proposed CUP. Mike Doering asked why a CUP was needed for this project to which Roe responded that a CUP is needed for a shopping center in a C-Com zone, especially since it is a dense development, and the building will have several uses. Roe said that Treptau is looking to reduce the twenty-five-foot easement down to ten feet, to which City Staff and engineering are in support of. Roe went on to say that Treptau is working directly with Xcel Energy to come to agreement on the size of the easement since it does contain Xcel's utilities. Roe explained that if Treptau could not get the reduction she hoped for, she would eliminate the drive through, and staff would still have review and control over the design through conditions placed on the conditional use permit and the building permit process.

Cobb asked for any further discussion.

Hearing no further discussion, a motion was made by Doering/Hendrickson to close the public hearing at 6:15 p.m.

AYE: Cobb, Hendrickson, Doering, Robinson, Stanger

NAY:

Motion Carried

A motion was made by Doering/Hendrickson to approve PC Resolution 22-10 recommending approval of the Conditional Use Permit for a shopping center subject to the conditions stated in the resolution text.

AYE: Cobb, Hendrickson, Doering, Robinson, Stanger

NAY:

Motion carried.

UPDATES

Roe reminded the PC that the Community Development Director job position had closed the application submission process and HR was looking to set up interviews soon.

Roe informed the PC that staff had been speaking to a developer who was interested in ten acres of City owned land that abuts the Local 9 portion of Pebble Creek. She explained that the RFP had been sent out last year, but there were no formal proposals received at that time. Staff will be bringing this potential development to City Council for discussion.

OTHER

Ms. Roe explained that when staff had made driveway code edits, the focus had been on residential driveways and parking surfacing requirements calling for a certain percent of impervious surfaces with a corresponding percent of green space. Roe went on to say that staff will need to revisit surfacing material code to address commercial lots, especially on the 1st Street corridor. Rick Schreier, owner of Becker Collision and Glass located on 1st Street, explained that while reapplying for his dealership license, he was informed that he was not in compliance with City Code since more than seventy-five percent of his lot is considered impervious surface; City staff was not able to sign off on his dealership license because his property was not in compliance with City Code. Schreier went on to say that he has never had any issues with water run-off and added that if he was to add grass to the property, there would be no room for parking. Roe stated that staff was looking into code language that could potentially allow for an increased percentage of impervious surface for commercial properties and other solutions, so this historical corridor could remain aesthetically pleasing without negatively affecting anyone's business. Roe explained that staff conditionally approved Mr. Schreier's dealership license as to not interrupt his business and collaborate with him to achieve full compliance. Dean Wall, owner of Becker Screen Print & Embroidery located next to Becker Collision and Glass, stated that if grass was not required, large trucks would be able to get to both Schreier and Wall's businesses easily. Roe explained that Mr. Wall was in the process of looking to expand his building and reconfigure his site. Roe went on to say that the language previously adopted in the code pertaining to the amount of impervious surfaces allowed on a site was not meant to affect these properties. Roe said that staff was looking to bring code language change next month to Planning Commission for review.

Motion to adjourn by Doering/Hendrickson

Meeting adjourned at 6:37

Submitted by: Caryn Dunderi