

**City of Becker  
Planning Commission  
Minutes of February 27, 2023**

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The Becker Planning Commission met at 6:00 p.m. on February 27, 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:** Mike Doering – Absents for motions

**OTHERS PRESENT:** Jacob Sanders – Community Development Director, Renee Regel – Economic Development Coordinator

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

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

**AYE:** Cobb, Hendrickson, Robinson, Stanger

**NAY:**

**Motion Carried.**

**A motion was made by Hendrickson/Stanger to approve the minutes from January 30, 2023**

**AYE:** Cobb, Hendrickson, Robinson, Stanger

**NAY:**

**Motion carried.**

**PUBLIC HEARING – CHAPTER 11 EDITS**

**Cobb opened the public hearing at 6:02 p.m.**

Sanders presented proposed edits to Chapter 11 for R2 zoning districts. He said the edits included clarifying setbacks, maximum building heights, and defining the maximum number and height of accessory structures in R2.

**Cobb asked for any further discussion.**

**Hearing no further discussion, a motion was made by Hendrickson/Robinson to close the public hearing at 6:04 p.m.**

**AYE:** Cobb, Hendrickson, Robinson, Stanger

**NAY:**

**Motion Carried**

**A motion was made by Hendrickson/Stanger to approve Resolution PC 23-02, a resolution recommending an ordinance amending Section 11.33 of Chapter 11 – Land Use Regulations (Zoning) of the City of Becker City Code.**

**AYE:** Cobb, Hendrickson, Robinson, Stanger

**NAY:**

**Motion Carried**

## CHAPTER 11 EDITS – SPECIAL EVENTS USES / PERMITS

Sanders continued the discussion from the previous PC meeting regarding Chapter 11 edits regarding outdoor entertainment, one-time events, and outdoor sales. Sanders said that staff is recommending an administrative permit for once-a-year events that would have conditions attached to it to meet zoning ordinances in quasi-public areas. He added that if the event increase in frequency, applicants would then need to apply for an IUP; public zoned areas would not require any permits for events but would need to comply with the provisions of code. Hendrickson asked if there were ways to review and curb events that get out of hand; Sanders clarified that staff could add language that would give the city discretion to review, reclassify the need for an IUP, or deny applications for events that become a nuisance or exceed the allowed number of participants.

**A motion was made by Hendrickson/Stanger to call for a public hearing on March 27, 2023 for Chapter 11 edits relating to special event uses and / or permits.**

**AYE: Cobb, Hendrickson, Robinson, Stanger**

**NAY:**

**Motion Carried**

## ZONING / SUBDIVISION CODE PROPOSALS

Sanders said staff reviewed four zoning / subdivision code rewrite proposals. Sanders discussed the proposals provided by Bolton & Menk, Landform, MSA Professional Services, and WSB. Sanders said staff is looking for strong public engagement efforts from the applicants. Upon further discussion it was decided that an interview invitation would not be extended to Landform as their public engagement proposal did not fit within the project's budget.

## OTHER

Sanders said the AUAR document has not received any comments on the revised version, which allows it to go to council for adoption.

Sanders notified PC that building plans have been received for the Avalon Estates apartment buildings. He added that this project will be delayed until May due to complexities regarding the design of the underground parking facility.

Sanders reported that council has approved the appointment of the building official, Mark Lucht, who will start March 6, 2023. Sanders added that the planner position has not been filled, but a potential candidate may be hired for a temporary part time position while they finish their degree; at that time, it will be determined if they will be offered the associate planner position.

Sanders announced that Renee Regel was selected to represent the City of Becker on BRECC's Commitment Coalition; participants are members of communities that are looking to diversify and transition their economies away from coal.

**Motion to adjourn by Hendrickson/Stanger**  
**Meeting adjourned at 7:10 p.m.**

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Submitted by: Caryn Dunderi – Community Development Administrative Technician