

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

The Becker Planning Commission met at 6:00 p.m. on March 27, 2023, in Becker City Council Chambers at Becker City Hall located at 12060 Sherburne Avenue, Becker, Minnesota.

MEMBERS PRESENT: Mary Jo Cobb, Rick Hendrickson, Mike Doering, Justin Robinson

ABSENT: Amy Stanger

OTHERS PRESENT: Jacob Sanders – Community Development Director, Renee Regel – Economic Development Coordinator, Caryn Dunderi – Administrative Technician

Cobb called the meeting to order at 6:01 p.m.

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

AYE: Cobb, Hendrickson, Doering, Robinson

NAY:

Motion Carried.

A motion was made by Hendrickson/Robinson to approve the minutes from February 27, 2023

AYE: Cobb, Hendrickson, Doering, Robinson

NAY:

ABSTAIN:

Motion carried.

PUBLIC HEARING – DRIVE THROUGH RESTAURANT CONDITIONAL USE PERMIT

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

Jacob Sanders presented a complete CUP application for a drive-through restaurant, what will be known as Dairy Queen, located at Lot 2 Block 1 of Bank Street Addition. Sanders went on to say the restaurant meets the city's comp plan goals and has been well received by the community. He added that storm sewer services are available to them, but runoff will require pretreatment before it enters the City's storm sewer.

Sanders reviewed the CUP conditions with PC members. Discussion regarding the potential for increased traffic on Bank Street followed. Sanders stated that the CUP could be amended to include a condition that would state the traffic will not impede public safety; PC members agreed that a condition that addressed traffic safety should be included. Hendrickson noted that the year listed on the resolution draft was listed as 22 and should be 23; Sanders said the resolution year would be amended to reflect the correct year.

Cobb asked for any further discussion.

Hearing no further discussion, a motion was made by Doering/Hendrickson to close the public hearing at 6:37 p.m.

AYE: Cobb, Hendrickson, Doering, Robinson

NAY:
Motion Carried

A motion was made by Hendrickson/Doering to approve the amended PC Resolution 23-03 recommending approval for the Conditional Use Permit for a Drive-Through Restaurant.

AYE: Cobb, Hendrickson, Doering, Robinson

NAY:
Motion carried.

PUBLIC HEARING – CHAPTER 11 EDITS – SPECIAL EVENTS / INTERIM USES

Cobb opened the public hearing at 6:40 p.m.

Sanders presented draft changes in Chapter 11 language allowing annual special events including outdoor entertainment and in T-TOWN, C-COM, C-HWY, and Q-PUB zoning districts. Sanders added that these events would require a special event administrative permit which would be valid for three years. Sanders said if the frequency or scope of the event increased, or the special event permit was denied by the zoning administrator, the applicant would be able to still apply for an IUP. Sanders said staff is waiting for legal’s feedback on the changes. Hendrickson requested that specifics regarding fire code be added into the language, to which Sanders agreed.

A motion was made by Hendrickson/Robinson to continue the Public Hearing for an Ordinance Amending Sections 11.02, 11.14, 11.21, 11.40, 11.41, 11.42, and 11.55 of Chapter 11 – Land Use Regulations (Zoning) of the City of Becker City Code at April 24, 2023 Planning Commission meeting.

AYE: Cobb, Hendrickson, Doering, Stanger

NAY:
Motion carried.

SHERBURNE COUNTY POWER PLANT MASTER PLAN ADOPTION

Sanders announced that the final draft of the Sherburne County Power Plant Master Plan, created by Xcel and the City of Becker, has been completed and is ready to be adopted by City Council. Sanders clarified this document is not a restrictive plan, but instead will be used as a flexible framework and a foundation for a cohesive approach for the development of the buffer property surrounding Sherco Power Plant.

A motion was mad by Hendrickson/Robinson to approve PC Res 23-05 recommending adoption of the Sherburne County Power Plan Development Master Plan.

AYE: Cobb, Hendrickson, Doering, Robinson

NAY:
Motion Carried.

OTHER

Sanders reminded PC members that three consultants had been interviewed for the Chapter 11 zoning and subdivision code overhaul project, ending with MSA Professionals as the chosen candidate; a contract needs to be drafted and signed before the overhaul can begin.

Sanders added that City Council had approved the hiring of a part time administrative assistant in the Community Development department; this new employee will begin in early April 2023, and will hopefully fill the associated planner position upon completing his planning degree.

**Motion to adjourn by Hendrickson/Doering.
Meeting adjourned at 7:15 pm**

Submitted by: Caryn Dunderi