

**WALKER PLANNING COMMISSION
BOARD OF ADJUSTMENT
REGULAR MEETING MINUTES & PUBLIC HEARING MINUTES
January 25, 2016
6:00 p.m. 701 Elm Avenue Walker Fire Hall Meeting Room**

1. Call to Order 6:00 p.m. by Chair Wilkening

Roll Call-

Members Present: Gary Wilkening, Rich Hansen, Annie McMurrin

Public: SAC/SPRINT Representative

Staff: Pamela Smith, Terri Bjorklund

Absent: Charlene Moore

2. Additions or deletions to agenda.

None.

3. Announcements by Chair.

- Chair Wilkening welcomes Annie McMurrin to the Board

4. M/S Hansen/McMurrin to recommend approval of Minutes for December 28th, 2015.
Motion passed (3-0)

5. Planning/Zoning –Report for December 2015

Bjorklund noted the 2008 building permits verses the 2015 building permits and how close the total valuation of permits were. (2008-\$2,347,743 vs. 2015-\$2,244,997)

6. 6:05 Public Hearing LU-2016-01 CUP; to install (2) 4’ microwave dish antennas and radios.

Chair Wilkening opens the public hearing at 6:05p.m.

Wilkening reviews with new board member Annie McMurrin the Conditional Use process.

No other public comments or questions were received.

Chair Wilkening closes the public hearing at 6:07p.m.

7. M/S Hansen/McMurrin to recommend LU-2016-01 CUP; to install (2) 4’ microwave dish antennas and radios with the following finding of facts and conditions:

Findings of Facts

- There will be no changes to the exterior footprint of the buildings and will not require additional storm water management improvements, or erosion control.
- The site as viewed from public waters will have negligible impact.
- Municipal water and sewer services are not a factor.
- The application does not have lake access for watercraft.
- The proposed use is located in an area zoned as Parks and Recreation. The City Code states that, “In no case shall towers or antennas be allowed in designated conservation areas or public parks. “§155.10 (B).

- The proposed use conforms to the Comprehensive Plan.
- The following are located around the site:
 - North: Single Family, Traditional Residential and Multi Family
 - East: Parks and Recreation
 - South: Parks and Recreation
 - West: Parks and Recreation
- The proposed use, with conditions, is not considered to be injurious to public health, safety, decency, order, comfort, convenience, appearance, or prosperity.
- Tower height. The ordinance states that towers and antenna shall not exceed 200 feet in height. The tower is a 400 foot high tower. Antenna installation is 320 feet. This is a current legal non-conforming use.

Conditions:

- The antennas will have no adverse impact on surrounding public or private property.
- The antennas shall blend into the surrounding environment except where the color is dictated by federal or state authorities.
- Final plans must be developed in substantial conformance with the presented plans.

Motion passed (3-0)

8. Discussion on §155.09 (B) consider a recommendation to update Ordinance

Bjorklund asks the board to consider revising the language in Ordinance §155.09, omitting the language of and/or antenna. The Board discusses the staff time that goes into a Conditional Use Permit of this caliber and realize that they are not recouping the money. Bjorklund suggests that all tower expansion or construction of a new tower require the CUP and any antenna additions or revisions be approved by Building Permit with an engineer's report. Wilkening explained the thought process that originally went into the Ordinance for the tower and/or antenna process was to prevent an overabundance of towers in the City Limits.

- Ben from Hometown planning did not have anything for this meeting but should by the next meeting.
- Waiting for John Valen and Municode's Attorney to discuss the proposed Ordinance language changes.

9. Wilkening adjourned meeting at 6:17 p.m.