

**WALKER PLANNING COMMISSION
BOARD OF ADJUSTMENT
REGULAR MEETING & PUBLIC HEARING
January 28, 2013
6:00 p.m. 701 Elm Street Walker Fire Hall Meeting Room**

- 1. Call to Order** 6:09 p.m. by Acting Chair Char Moore

Roll Call

Members present: Gary Wilkening (late), Jane Ekholm, Char Moore, Greg Smith, and Rich Hansen

Members Absent: Jeff Holly

Staff: Terri Bjorklund (City Administrator) and Pamela Smith

Others: Jim Rogen

- 2. Additions or deletions to agenda:**

None

Chair Wilkening has not yet arrived so it is decided to skip number 3 on the agenda and move on to number 4 and 5 pending Wilkening's arrival.

- 3. Announcements by Chair:**

Chair Wilkening states that Rich Hanson and Greg Smith are up for new terms for serving on the Planning and Zoning Board. He asked them both if they would be willing to serve another term. They questioned the length of the term required, and Wilkening stated that it would be a 3 year term. Rich Hanson and Greg Smith both agreed to serve another term. The members of the Planning and Zoning Board thanked them for renewing another term and expressed that Hansen and Smith are doing an excellent job.

- 4. M/S/A of minutes:** Hansen/Smith (4-0) Motion to approve minutes of December 17, 2012.

- 5. Planning and Zoning Calendar 2013.**

Bjorklund noted that the only meeting date that she found questionable was December 30th 2013. She reminded Board members that this would be right before the Holidays and asked if anyone wanted to move the date. Hansen stated that he knew that the Planning and Zoning meeting in December of 2012 was moved to the 17th, however he felt no need to move the date of this year's upcoming December meeting date. The rest of the Board agreed to keep the meeting date in December the 30th. Moore redirects the meeting to Chair Wilkening.

- 6. Building/Zoning Report.**

The October, November, and December report was recapped by Bjorklund.

Bjorklund- Ending the year with a grand total of 37 building reports wasn't bad in comparison to 2011 that ended with a total of 15 building reports. We are off to a good start for 2013.

Report was reviewed and filed by the committee.

- 7. Discussion on new Zoning District.**

Wilkening reminds the Board that this ties back to Jim Rogan's request to create a therapeutic farm. The zoning district that Rogan currently resides in prevents him from having certain types and limits the amount of "farm" animals allowed. The discussion that ensued was zoning districts vs. ordinance changes.

Hanson clarifies that Rogen is currently in an Industrial Zoned district. Wilkening reminds the Board that in the end the decision made should promote growth within our City limits. Ekholm states that she knows that chickens cut down on Wood ticks in the grass, but is worried about that we may run into issues with too many flies and disposal issues. Bjorklund points out that she has made copies of the Brainerd ordinance Chapter IX on public safety, Section 900-Animals.

After much discussion regarding how many animals to allow per acreage owned, Jim is asked how many acres he is on.

Rogen- I believe it's around 22.5 acres, or so. He also remind the board that some others in the same district that he resides in that not all have multiple acreage, some maybe only 1-5 acres. And some possibly might already have animal(s) like horses and similar livestock already.

The Board agrees that more research needs to be done before they can bring it before the council. The research will include how many animal units per acre will be allowed, what types of animals, and what zones should permit "livestock" animals. The County Extension office is mentioned as a good place to start. In the end the goal is to have a public hearing regarding this sometime around April 2013.

8. Begin work on proposed revisions to Ordinance Chapter 91: Animals.

This was discussed together with new Zoning Districts.

9. Adjourn. The meeting of the planning commission was adjourned at 6:55p.m.