

**WALKER PLANNING COMMISSION
BOARD OF ADJUSTMENT
REGULAR MEETING MINUTES
February 23, 2015
6:00 p.m. 701 Elm Avenue Walker Fire Hall Meeting Room**

1. **Call to Order** 6:05 p.m. by Chair Wilkening.

Roll Call-

Members Present: Gary Wilkening, Rich Hansen, Erin Haefele

Staff: Charolette Hines

Public: Terry Freeman, Brian Swanson, Brian Weidendorf, Ben Oleson, James Bonneville

Absent: Charlene Moore, Kelly Nelson

2. **Additions or deletions to agenda: Welcome Charlene Moore and Erin Haefele to the Planning Commission.**

3. **Announcements by Chair:**

Wilkening welcomes Erin Haefele to the group.

4. **M/S/A Hansen/ Haefele to approve of Minutes for January 26th, 2015.**

Ayes: Haefele, Wilkening, Hansen Nays: None

Motion passed (3-0)

5. **Planning/Zoning –Report for January 2015.**

Hines reviews the zoning report for January of 2015.

Wilkening adds that the petitioner withdrew the request for detachment.

6. **LU-2015-02 Lot Split/Metes & Bounds Land and Lease Development.**

Terry Freeman explains the request to the planning commission.

The planning commission reviews the application

M/S/A Hansen/Haefele to approve the LU-2015-02 Lot Split/Metes & Bounds Land and Lease Development with the findings of fact listed and proposed condition to read with submittal of satisfactory water and sewer connection plan.

Ayes: Haefele, Wilkening, Hansen Nays: None

Motion passed (3-0)

7. **Interview for Hometown Planning Ben Oleson at 6:15PM.**

Ben Oleson states his understanding of what we are looking for and how he can help us with the process, also gives examples of what he has done and is currently working on. He states that his area of expertise is zoning, but has worked with other areas of the ordinances. He was with Community Growth Institute who did the comprehensive plan for us in 2010. He explains that he is the only one that would be working on this project and that he will implement his resources, contacts and League of Minnesota Cities to help complete this project. Currently he is working with the City of Little Falls on a very similar project.

Wilkening: Thanked Ben for his time and stated that we would get a decision made and off to the city council and we will be in contact with him.

8. Interview for Municode James Bonneville at 6:45PM.

James Bonneville gives us a brief background on himself and Municode. Municode has been doing this for 60 years and James has 22 years' experience. He explains the process that they would be using and states that we will have our own team of experts working on this. The team will consist of legal editor, a code attorney and other team members. Municode has the technology to put us in the 21st century. He verified the count of pages for our ordinance. Asked when was the last time we did a codification and that it is good to do a codification every 15 years. Municode can host the ordinance for us and is advanced in the search area function for the ordinance. He can set up a trial of the Ordinance functions. Tele conferences would be the best option for our meetings, we would get more done if we did it that way. He also confirms that 3 hours is sufficient enough for a project of this size.

Wilkening states we are missing some members and our City Administrator tonight and we would like to have them involved in making a decision. And that we will be in contact with him.

James Bonneville stated if we have any questions to give him a call.

9. Chair Wilkening adjourned the meeting at 7:40 p.m.