

**WALKER PLANNING COMMISSION  
BOARD OF ADJUSTMENT  
REGULAR MEETING  
February 25, 2013  
6:00 p.m. 701 Elm Street Walker Fire Hall Meeting Room**

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

**Roll Call**

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

Members Absent: Jeff Holly

Staff: Terri Bjorklund (City Administrator) and Pamela Smith

Others: Terry Freeman

2. **Additions or deletions to agenda:**

None.

3. **M/S Hansen/Moore** to approve of LU-2013-01 lot split application allowing for creation of Lot A and Lot B out of Section 21 and 22, subject to conditions being added with both Track A and Track B.

Terry Freeman describes that this particular piece of land is surveyed as Torrens. He describes **Torrens title vs. Abstract. Torrens** is a system of land title where a register of land holdings maintained by the state guarantees an indefeasible title to those included in the register. Land ownership is transferred through registration of title instead of using deeds. Its main purpose is to simplify land transactions and to certify to the ownership of an absolute title to realty. An **Abstract title** is a condensed history, taken from public records or documents, of the ownership of a piece of land.

The land in question is Track A and Track B vs. Lot 21 and Lot 22. This is currently zoned waterfront commercial; they are both nonconforming on their own and must be attached to a property. The estimated square footage is 5000 square feet. It is noted that the owner of the land has possible plans in the future to trade land with the City but no further facts about intentions on this Lot split are given. Ekholm-I have concerns about approving this before knowing what the whole project is.

She continues to explain that approving this Lot split may not benefit the City of Walker as well as the land owner. She urges the Board to wait until they know what the whole project is before approving this.

Hansen disagrees with this notion, stating that it he doesn't believe that knowing the whole project will change the request of Track A and Track B and ultimately this has to be seen by council before it goes any further. He states that this Board shouldn't be responsible for delaying the process and asking them to come back again, which just costs the land owner more time and money. Moore agrees with Hansen and sees no reason why this shouldn't be approved.

Ekholm motions to wait for the complete project prior to making any decisions. This motion dies due to a lack of second.

Motion passed (4-1) Nays: Ekholm

4. **M/S Ekholm/Smith** to approve of Dynamic display sign license application by Holiday. Wilkening explains that this permit is required to be under yearly review. The License period for this is January 1, 2013-December 31, 2013.

Ekholm questions if the cleanup of trees are the responsibility of the City of Walker. Rich clarifies that although it was discussed before; it was a condition that the Holiday makes application to DOT and remove the vegetation themselves.

Motion passed (5-0)

**5. Announcements by Chair:**

None.

**6. M/S/ Ekholm/Smith to approve of minutes of January 28, 2013 with change to the reference to animals. The change of wording animals to unit's formula.**

Motion passed (5-0)

**7. Building/Zoning Report.**

Teri discusses the report stating the number of building permits, sign permits and temporary sign permits; also stating that there was one building permit for new construction located at 101 Walker Bay Blvd.

**8. Continue work on Ordinance Chapter 91: Animals**

The Board clarified animals vs. animal units. Animal units are per 1000 lbs. They discussed pasture vs. acres or total lot size. If you have 5 acres and your house and garage are on 2 acres that leaves 3 acres of grazing pasture available.

Ekholm has health concerns regarding how deep are the wells are that are located near that property as well as vaccination requirements for the animals. It was noted that both of the wells are at 300 feet. It was also decided that when this ordinance is drafted that it also include limits on domesticated pets as well.

Bjorklund-For example in reading the City of Brainerd's animal ordinance it reads, 900.13 Ownership Limits. Subdivision 1. Household Limitation. No person shall keep, maintain, or otherwise house more than a total of four cats or dogs over the age of four months within any household in the City of Brainerd unless authorized elsewhere in this Section. (For example, the limitation is further clarified as follows: 4 dogs, or 4 cats, or 3 dogs and 1 cat, or 2 dogs and 2 cats, etc.)

The Board agrees with Brainerd's ordinance of ownership limits and considers looking further at adopting some of the same animal ordinances when drafting this.

The different Zones are discussed in the area of question. Jim Rogen is zoned general commercial and Greg Smith (located across the street) is zoned industrial.

Wilkening-In creating this ordinance we can include parcels over 5 acres can be classified as urban agriculture as well.

It is requested that a Draft be created to include domestic, livestock, and non-traditional animal ordinances.

**9. Adjourn.** The meeting of the planning commission was adjourned at 7:17p.m.