

**WALKER PLANNING COMMISSION  
BOARD OF ADJUSTMENT  
REGULAR MEETING & PUBLIC HEARING  
March 26, 2012  
6:00 p.m. 701 Elm Street Walker Fire Hall Meeting Room**

1. **Call to Order** 6:03 p.m. by Chair Wilkening  
Members Present: Jane Ekholm, Jeff Holly, Char Moore, Greg Smith, Gary Wilkening.  
Members Absent: Rich Hansen  
Staff: Edy Asell, Zoning Administrator (ZA)  
Others: Tom Knight, Leech Lake Television
2. **Additions or deletions to the agenda:**  
Item 10. A Annual Report
3. **Announcements by Chair:** None
4. **Motion to approve minutes from February 27th, 2012 Planning Commission/Board of Adjustment.**

M/S/A of minutes: Ekholm/Moore (4-0)

5. **Building/Zoning Report.** The February Zoning report was read by the ZA.
6. **Discussion on draft telecommunications tower ordinance amendments.** Chair Wilkening asked the Zoning Administrator to review the proposed changes to the telecommunications ordinance. ZA stated that proposed changes had been made to the draft. No further changes were made by the ZA after reading the Maplewood ordinance.

Tom Knight, representing Leech Lake Television Corp. stated that he had been forwarded a copy of the draft, it had been reviewed by their board and the draft ordinance did not seem to pose any difficulties for them in their “grand-fathered” status (legal non-conforming use).

Commissioner Wilkening proposed adding language to require a bond for any work done near the City water tower. M/S/A Ekholm/Smith (4-0)

M/S/A Ekholm/Holly (4-0) to recommend the draft ordinance, re-formatted to a final draft form to the City Council to schedule for a public hearing.

7. **Review of Capital Improvements Front, Fourth and Sixth Streets.**  
Proposed capital improvements were described by Commissioner Wilkening. ZA stated that statute called for the review of all capital improvements to establish whether they conflicted with the comprehensive plan. Ideally, the capital improvements slated for the upcoming year – as part of an on-going 5 year CIP, would be reviewed by the planning commission in a pro-active manner, rather than coming before the planning commission

on a reactive response. ZA suggested that the Planning Commission find on all the proposed street improvements in the engineering report, versus Sixth Street alone, as approved by the Council. Commissioner Ekholm said that she hoped these actions were being tracked at City Hall so that there weren't future questions as to whether procedure had been followed. ZA said she would suggest spreadsheet tracking of capital improvements and required actions to the City Administrator.

M/S/A Smith/Holly (4-0) to find the proposed capital improvements for Front, Second and Sixth Street as outlined in the Ulteig report #R11.02553 as not in conflict with the current comprehensive plan.

8. **Review of potential land acquisition – 7232 Ah-Gwah-Ching RD, Cass County parcel #96-135-3001:** Commissioner Wilkening described the offering of the parcel by the State of Minnesota to government entities before going up for public bid. ZA described the process of review of potential land acquisitions and disposal by the planning commission. Staff report found nothing supporting the acquisition. Motion to recommend declining the option to purchase. M/S/A Smith/Holly (4-0). On further discussion, Commissioner Holly felt the land should be reviewed for potential residential development. Motion to recommend possible purchase in bid process to Economic Development. M/S/A Ekholm/Holly (4-0)
9. **Potential Ah-Gwah-Ching annexation zoning** – Commissioner Wilkening re-capped the staff report as to the two zoning classifications most likely to be applied here. Commission discussed the lack of a future land-use plan in the comprehensive plan. Would like to see commercial use along highway. Motion to recommend a public hearing to zone the city-owned parcels (96-134-4101, 96-135-3301, 96-135-3003, 96-134-4403, 96-002-2202, 96-003-1102) as Public, M/S/A (4-1) Holly/Moore.

Motion to recommend a public hearing to zone the remaining parcels (96-135-3001, 96-002-2201, 96-135-0001, 96-135-3201) as Low Density Residential using the 'most restrictive class' method. M/S/A Holly/Ekholm (5-0)

**10. Prioritize pending zoning projects.**

Commission reviewed the list of pending zoning projects and recommended the following items be addressed first during the Zoning Administrator's remaining time of employment.

1. The possible creation of a pedestrian/gathering space at the north end of Fifth Street (City Dock) as listed as a priority in the Comprehensive Plan. (Item 9)
2. Developing a consistent Enforcement policy, supported by the ordinances, with a process and policy outlined, understood and approved by the Council and communicated to staff and the public. (Item 11 & 14)
3. The vacate of property adjacent to the First National Bank parking area, as agreed in 1999. (Item 12)
4. Addressing bulk storage of propane. (Item 5)
5. Addressing outdoor fuel burners. (Item 16)

10.a. Annual Report. Annual report was included for Commissioner's review.

11. **Adjourn.** The meeting of the Planning Commission was adjourned at 7:50 p.m.

Approved by:

Submitted by:

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Gary Wilkening, Chair

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Edy Asell, Zoning Administrator