

**WALKER PLANNING COMMISSION  
BOARD OF ADJUSTMENT  
REGULAR MEETING MINUTES  
MARCH 31, 2014  
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: Jane Ekholm, Char Moore, Gary Wilkening, Greg Smith, Rich Hansen

Staff: Terri Bjorklund, Charolette Hines, Pamela Smith

Public: Dave Kellogg, Terry Freeman

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

Chair Wilkening requests that they only cover Agenda items numbers 1 through 7, because of the forecasted bad weather conditions. The Board agrees to the request.

3. **Announcements by Chair:**

Chair Wilkening introduces Charolette Hines to the Board members. Charolette states that she currently works at the DMV and will also be training towards becoming the Zoning Administrator.

4. **M/S/A Ekholm/Hansen to approve of minutes January 27, 2014.**

Ayes: Moore, Ekholm, Smith, Hansen, Wilkening      Nays: None

Motion passed (5-0)

5. **M/S/A Ekholm/Hansen to recommend approval of LU-2014-01 to include the Findings of Fact in the staff report, the evaluation letter from the City Engineer, and the letter of support from Terry Freeman.**

Terry Freeman reviews the Land Survey with Board. He discusses where the vacate is requested and points out that Lots 21-24 and Lots 1-3, located on each side of Block Nineteen are owned by the State of Minnesota. He points out the Land that is currently owned by Dave Kellogg and states that in the Purchase Agreement and the Original Plat did not include the land description of the Alley. The Board discusses the Findings of Fact which were read out loud by Chair

Wilkening:

1. The proposed vacate, and subsequent planned redevelopment will increase the tax base to the city while using existing infrastructure.
2. The proposed vacate area does not include municipal utility lines.
3. The proposed vacate for the stated purpose of redevelopment of the parcel along existing infrastructure is seen as being consistent with the Walker Area Comprehensive Plan.
4. The proposed vacate would not directly or indirectly result in an adverse impact upon historical or other cultural resources, or the natural environment, or otherwise negatively affect the shorelands under the requirements of Minnesota Statute 412.851 Vacation of Streets.

The Board also discussed the City Engineers approval of the Vacate request. The Board is in agreement that this should be recommended for approval and agrees that there is no reason to deny this request for Vacate.

Ayes: Moore, Ekholm, Smith, Hansen, Wilkening      Nays: None

Motion passed (5-0)

**6. Zoning Administrator reviews the Planning/Zoning Report for January 2014 and February 2014.**

Bjorklund adds that although January and February were slow months it is now beginning to pick up quite significantly for building permit requests.

**7. Discussion regarding Day Care Centers.**

Bjorklund explained that she received a call from a Day Care that is moving from Hwy 34 to 5<sup>th</sup> Street. The City of Walker's Day Care ordinance and land usage currently requires Day Cares in Walker that have more than 12 children to apply for an Interim Use Permit. Currently Cass County regulates the licenses for these Day Cares and usually licenses for 14 or more children. Bjorklund addressed the issue about a day care that is moving from Hwy 34 to 5<sup>th</sup> Street asking the question how the City should regulate Day Cares.

Wilkening asked does the city want to regulate the Day Cares. What if they get out of hand and become schools?

Hansen suggested that we make our regulations match the county and go with 14 kids' verses 12 kids.

Ekholm suggested we waive the interim use permit this time for this Day Care and gather more information to rewrite our regulations.

The Board agreed on gathering more information on this subject and talk with Cass County to see if we can work together on something. Also to visit with the League of Minnesota Cities to see if we can do anything with Day Cares. Need to define ordinance at a later meeting.

No Motion

**8. M/S/P Hansen/Smith to adjourn the meeting at 6:40 p.m.**

Motion passed (5-0)