

**WALKER PLANNING COMMISSION
BOARD OF ADJUSTMENT
REGULAR MEETING MINUTES
MAY 19, 2014**

6:00 p.m. 701 Elm Avenue Walker Fire Hall Meeting Room

- 1. Call to Order** 6:04 p.m. by Acting Chair Moore.

Roll Call-

Members Present: Jane Ekholm, Char Moore, Rich Hansen

Absent: Gary Wilkening, Greg Smith

Staff: Terri Bjorklund, Charolette Hines

Public: None

- 2. Additions or deletions to agenda:**

Bjorklund: Add discussion of building permit application BP-2014-18

- 3. Announcements by Chair:**

Moore acting chair filling in for Wilkening

- 4. M/S/A Ekholm / Hansen to approve of minutes March 31st, 2014.**

Ayes: Moore, Ekholm, Hansen, Nays: None

Motion passed (3-0)

- 5. M/S/A Moore/Ekholm to approve Planning/Zoning Report for March and April 2014.**

Ayes: Moore, Ekholm, Hansen Nays: None

Motion passed (3-0)

- 6. M/S/A Moore/Hansen to recommend approval for LU-2014-02 with stated findings and conditions**

Discussion regarding the current tower and the current CUP for antenna it's our understanding that on Verizon's ring this will be the max load as the tower is today.

Discussion on the interpretation of adverse impact everyone agrees to leaving the condition as stated.

Motion passed (3-0)

- 7. Discussion regarding Day Care Centers.**

Bjorklund: Explained that she spoke with Cass County Day care licensing staff and that the County can regulate up to 14children and if it is more than 14children the daycare would be regulated by the state. The County looks at the well-being of the children not the effect of traffic flow etc. should we change the ordinance to reflect the county and change the amount of children from 12 to 14 kids?

Hansen: In the bigger cities the day cares are more of a commercial setting if the count is 14 or more children. So they have a separate building and employees. So for the purpose for Walker I recommend that we modify the ordinance to match the county with 14children.

Ekholm: Draft language to make it in compliance with the county.

Moore: Look at the ordinance for next month.

8. Discussion on BP-2014-18:

Discussion was held on the subject of a storage shed in the TC Zone being built prior to a home/business. It was determined that nothing in the zoning code prevented such a use and it would be appropriate to move forward with a building permit.

9. Discussion on Industrial Park land use:

Bjorklund: Should the Planning Commission recommend Rural Residential Zoning or should the entire area remain Industrial?

Ekholm: Do we need it?

Hansen: Makes sense to do something with the property. I think that what we do with it affects the market. So options would be to sell to big developer, lot it out for the city and give a big discount to raise tax revenue. That would be looking at it in the tax aspect of it. It is a cool and unique area for housing the terrain adds privacy to homes.

Ekholm: Agrees with Hansen to use it for revenue and work with developer to put curb and gutter.

Bjorklund: I don't know if the city would want to put more money in to it. The best would be an improved gravel road. Would we want to black top prior to the big pipe?

Hansen: Agrees with Bjorklund how do we create revenue without spending a lot of money?

Moore: Agrees

Hansen: We don't have to spend a lot of money to make this work.

Ekholm: What did the Cass County Economic Development have to say about it?

Bjorklund: No discussion with Gail at this time waiting for direction from the Council.

Bjorklund: City owns the land, so building on the property and then once the pipe comes to them, hookup with the city water and sewer in the future would be an option.

Hansen: Put a time frame on building a home once it is sold and once sewer and septic is available set conditions that the owner would hook-up say in 5 years.

Moore: Agrees

Ekholm: So have a discount up front with conditions with well and septic.

Bjorklund: Uses Tiana Estates as an example of what could go wrong.

Hansen: Recommends having the city sell the lots themselves versus having a developer come in.

Ekholm: Attach to deed, have an active citizen group or association. Documentation is very important.

Moore: But people don't understand agreements or what they are getting into.

Hansen: There are benefits for the city to take care of it themselves.

Ekholm: There are benefits for both but there are legal issues that John Valen would need to look into that part of it.

Hansen: Could be clearly documented for moving forward with this. Have John Valen make it legal.

Ekholm: We need to make it enforceable, logical, we could make it voluntary compliant, have ways to avoid hostility. We have the opportunity to set this up properly.

Bjorklund: So where are we at with this?

Ekholm: Recommends selling or developing.

Hansen: Agrees

Bjorklund: Rural Residential Zoning?

Hansen: We have the foundation for Rural Residential Zoning, so let's go with that.

10. M/S/P Moore/Ekholm to adjourn the meeting at 7:03 p.m.

Motion passed (3-0)