

**WALKER PLANNING COMMISSION  
BOARD OF ADJUSTMENT  
REGULAR MEETING MINUTES  
MAY 22<sup>ND</sup>, 2017**

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

- 1. Call to Order** 6:00 p.m. by Bjorklund

**Roll Call-**

Members Present: Annie McMurrin, Randy Carlson, Rich Hansen and Susan Ostlund

Public: Jon Knowles

Staff: Terri Bjorklund, Pamela Smith

Absent: Gary Wilkening

- 2. Additions or Deletions to the Agenda.**

None

- 3. Announcements by Bjorklund.**

None

- 4. M/S McMurrin/Ostlund to recommend approval of Minutes for April 24<sup>th</sup>, 2017.  
Motion passed (4-0)**

- 5. Planning/Zoning –Report for April 2017.**

Smith reviewed the increase in building permits noting that none of these permits reflect the recent policy change for non-contractor valuation. The May zoning permit will display the recent changes.

- 6. Review and file letter regarding the denial of the re-zoning request of the  
Traditional Residential area of Cleveland Blvd east.**

Bjorklund reviewed with the Board the response letter.

Bjorklund stated that because it is not yet 6:05, she advises that the board continue to the next agenda item and return to Public Hearing after 6:05.

- 7. M/S Ostlund/McMurrin to recommend approval for LU-2017-01; Lot Split 807  
Front Street West.**

Bjorklund reviewed the Lot Split request and indicated the Southerly Lot of the parcel that is requesting to be split must be added to the adjacent lot. By itself it would be a non-conforming lot. The City requires a minimum of 15,000 sq. feet for newly created lots. Therefore the Southerly Tract must be added to the adjacent lot. Knowles questioned what their intentions are with this parcel. Bjorklund responded that at this time it is not clear. Bjorklund added that it is public information that Brad and Julie Baird own the lot with the white house on it; referring to the Paradis property. Bjorklund reads the findings of fact:

1. Both the Northerly Tract and the Southerly Tract are currently zoned Traditional Residential and is suitable in its natural state for residential uses as permitted in the Traditional Residential zone.
2. The Northerly Tract has 17,119+- Square Feet and currently has a garage and a house and the Southerly Tract being 6,389+- Square Feet and is non-conforming on its own and must be added to the adjacent parcel that is 22,818 +- Square Feet.
3. The Northerly tract contains structures whose setbacks are not located near the new division line and has 21% impervious surface coverage.
4. The Southerly Tract will be joined to the Westerly Track and may need re-zoning from Traditional Residential depending on the future use of the property.
5. The Northerly Tract currently is connected to public water and sewer.
6. The Southerly Tract does not have water and sewer connections.
7. Once attached to the adjoining parcel to the west. Water is currently on site and sewer will require installation of a lift station and sewer hook-up due to the non-conforming septic system.
8. The proposed lot layouts are compatible with the existing layout of adjoining properties and the proposed lot lines are parallel and perpendicular to existing lot lines. Future development will not be constrained by the proposed lot layouts.
9. The appropriate surveys and descriptions have been provided and will be reviewed by the City Surveyor/Engineer.

The Planning Commission can develop findings to recommend approval of the metes and bounds subdivision, it can develop findings to recommend denial of the metes and bounds subdivision application or it can table the request to gather additional information or provide the applicant time to modify the proposal.

Based on the findings of fact in this report, staff recommends the metes and bounds subdivision application be approved, with submittal of satisfactory sewer connection plan for the Southerly Tract.

**8. Public Hearing-Public comment of Ordinance 2017-03 an Ordinance adding and adding regulations to Article V. 'Performance Standards' by adding Sec. 109-163 Temporary Dwelling. This adds regulations for travel trailers or recreational vehicles (e.g. travel trailers, campers, motor homes & converted buses).**

Public hearing opened at 6:13 pm.

Bjorklund reads the following: No tent, trailer, recreational vehicle, garage or accessory building shall be used as a dwelling, except:

- (1) One travel trailer or recreational vehicle (e.g. travel trailers, camper, motor homes & converted buses) may be placed and used for lodging or sleeping for a period not to exceed 30 days per calendar year, provided it is placed on a residential zoned lot which is occupied by a principal dwelling or permanent structure that has access to sanitary sewer and water facilities. They may be placed on a parcel without a principal dwelling or permanent structure provided the adjoining parcel is contiguous and under common ownership with an occupied principal dwelling or permanent structure.
- (2) A travel trailer or recreational vehicle (e.g. travel trailers, camper, motor homes & converted buses) located in a licensed RV Park/Campground.

- (3) For the purposes of this section use as a dwelling will include, but is not limited to: acts of sleeping, cooking, bathing, occupying as a dwelling, or any stay within the Vehicle not directly related to its driving. The following factors may constitute acts of “living” for purposes of this code section: the connecting to sewer, water, electrical systems, and/or the use of a power generator, except during a loading and/or trip preparation.
- (4) The City Council may suspend enforcement of Sec-109-163 at its discretion when it is deemed to be necessary to allow use of temporary dwellings do to circumstances such as fire, flood, wind, etc.

Knowles requested clarification as to the intent of the proposed Ordinance. The Ordinance would limit travel trailers or recreational vehicles use to 30 days on a property. He questioned about the ability to allow for an entire season of use. The Board explained that there were several intentions the Board had in mind in drafting an Ordinance regulating Temporary Dwellings. Ostlund explained that if someone wanted to purchase a lot and only want to keep an RV or travel trailer on the lot it what that may do to the property values for year round residents. In the case of a property owner wanting to do a seasonal RV Park they would need to apply for an Ordinance Revision.

No other public comments or questions were heard.  
Public hearing closed at 6:19 pm.

**9. M/S Hansen/Ostlund to recommend the adoption of Ordinance 2017-03 ‘Temporary Dwelling’.**

**Motion passed (4-0)**

**10. M/S McMurrin/Ostlund to recommend to change the 2 hour parking to 4 hour parking with enforcement.**

Bjorklund reviewed the survey that Leech Lake Area Chamber of Commerce conducted regarding parking regulations. She stated that out of the 125 surveyed they received 31 responses. The board discussed the cost of meters and lack of staff to enforce such. The Board agrees that changing the 2 hour to 4 hour parking would help eliminate staff parking but stress that it needs to be enforced. Hansen requested that staff reach out to area businesses that require more parking in conjunction to this recommendation. Hansen added that it would be of benefit to speak with area business, particularly those around the 6<sup>th</sup> street area and instruct them to speak with their employees regarding parking limitations. The Board suggested also bringing this suggestion and recommendation to the Public Works Committee.

**Motion passed (4-0)**

**11. Board members agreed to continue the discussion on Rural Residential Zoning regulations at the next meeting.**

Board members agreed that they would prefer to have Chair Wilkening involved in this discussion and suggest moving this agenda item to the next regularly scheduled zoning meeting.

**12. Bjorklund adjourned the meeting at 6:41 p.m.**