

**WALKER PLANNING COMMISSION  
BOARD OF ADJUSTMENT  
REGULAR MEETING & PUBLIC HEARING  
June 25th, 2012  
6:00 p.m. 701 Elm Street Walker Fire Hall Meeting Room**

1. **Call to Order** 6:00 p.m. by Chair Wilkening  
**Roll Call**  
Members Present: Jane Ekholm, Rich Hansen, Greg Smith, Gary Wilkening, Char Moore  
Members Absent: Jeff Holly  
Staff: Terri Bjorklund (City Administrator), Edy Asell (ZA) and Meghan Compton  
Others:
2. **Public Hearing: LU-2012-06 Vacate Portion of Alley Blk 16, Orig Plat of Walker**  
Chair Wilkening provided a background on the alley, including that it was a part of the lease agreement originally signed. The ZA said this was a request per the tenant, approximately five years ago. The City will not lose the rental income from the lease agreement by vacating this alley. Per the ZA, the file was reviewed by John Valen and did not see any issues with moving forward. The ZA sent notifications to the necessary residents and the City Administrator only received one call regarding the issue. She was able to answer the questions over the phone. There being no further comments, the public hearing was closed at 6:10
3. **Additions or deletions to the agenda:**
  - 7a, Discussion on Industrial Park requested by Greg Smith
  - 6a, action on Public Hearing LU-2012-06
  - Discussion on zoning of Ah-Gwah-Ching parcels
4. **Announcements by Chair:**  
Thanked Edy Asell for everything she has done and the time served for the Planning Commission Committee.
5. M/S/A of minutes: Ekholm/Hansen (5-0) Motion to approve minutes of May 21<sup>st</sup>, 2012 Planning Commission/Board of Adjustment - with a correction of Cass County Administrator Yochum and not 'Commissioner Yochum'.
6. **Building/Zoning Report.** The May report was recapped by Chair Wilkening. Report was reviewed and filed by the committee.  
  
6a. M/S/A Ekholm/Smith (5-0) Motion for recommendation to the City Council, for July meeting, to move forward on vacating the alley
7. **Discussion on Earthmoving amendment:**  
The ZA gave a brief summary on the language of the ordinance with references to Cass County's ordinance that we could adopt or revise. Ekholm suggested we not adopt this type of ordinance as it is a nightmare to enforce. The ZA explained that Cass County's ordinance does a more thorough job with specific requirements for the applicant. The City would need somebody with a background to go out to the site and make sure it's in compliance. It was recommended that more discussion take place before adopting an amendment to the City's current ordinance. Chair Wilkening suggested keeping our

ordinance as is with making reference to Cass County. The City Administrator responded that it would be a huge undertaking for her staff to take on and is in agreement to reference Cass County. The applicant would get the necessary permits, the City would review the permits and if they're satisfied, that's it. There was discussion on paying fees to the County if we are to make an agreement with them and reference their ordinance. The City couldn't do this work anywhere near the price of the County, or with their level of expertise.

M/S/A Hansen/Moore (5-0) Motion to recommend the City Administrator discuss with the County that the City not develop an ordinance for dirty moving and refer to the County's ordinance.

Discussion on a motion relating to extracted use. There is concern by Ekholm that gravel pits would be put in Industrial Park and would affect our drinking water. The City Administrator will provide Wellhead Protection Areas to the committee. Chair Wilkening requested to forward this discussion to next month's meeting. The committee will review the current ordinance on extracted use along with the overlay of the Wellhead Protection in the Industrial Park.

- 7a. Discussion on a two-sided sign promoting the Industrial Park and the businesses currently there, located on Hwy 371. The owner of the property on Hwy 371 was willing to discuss this idea. Chair Wilkening will address this question with the property owner now that there is capacity for more businesses in the Industrial Park. The ZA said it would be a Class B sign, 400 square feet on each side. The sign would need to be within a mile and also approved by MnDOT.

M/S/A Rich/Smith (5-0) Motion for recommendation to move this discussion to the Economic Development committee

- 7b. Discussion on zoning of property known as Ah-Gwah-Ching. Parcel 96-135-3001 is for sale by the State of Minnesota, the rest are currently held public. Chair Wilkening requested the parcels be zoned residential as it is the most restrictive use. The City Administrator mentioned Commissioner Yochum had a conversation with the Mayor and has no problem with the land being zoned public. Cass County Economic Development preferred the land to be zoned commercial.

M/S/A Hansen/Ekholm (5-0) Motion recommended those nine parcel ID's 96-002-2201, 96-135-0001, 96-135-3201, 96-135-4101, 96-135-3301, 96-135-3003, 96-134-4403, 96-002-2202 and 96-003-1102 be recommended for public zoning.

M/S/A Hansen/Moore (5-0) Motion for the parcel ID 96-135-3001 up for sale by the State of MN to be zoned as low-density residential

8. **Adjourn.** The meeting of the Planning Commission was adjourned at 7:03 p.m.

Approved by:

Submitted by:

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Gary Wilkening, Chair

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Terri Bjorklund, City Administrator/Clerk