

**WALKER PLANNING COMMISSION
BOARD OF ADJUSTMENT
DISCUSSION NOTES
JUNE 26TH, 2017**

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

NO MEETING DUE TO QUORUM UNAVAILABLE

Members Present: Gary Wilkening, Rich Hansen

Public: None

Staff: Pamela Smith

Absent: Susan Ostlund, Randy Carlson, Annie McMurrin

Discussion on proposed land exchange between Carol Smith and the City of Walker.

Wilkening questioned the buildability of this lot. He adds how wet this location is. He added; we need to see if this is a sellable lot. If we were to fill that lot and it causes the water to back up on neighboring properties-we cannot do that. Hansen spoke of the Council work session minutes reading that they had concerns on whether or not this was wetland. Short of hiring somebody to delineate if there are any signs of wetland on the property, you won't know for sure. Wilkening added that there's an ash tree growing in the middle so he believes it isn't always wet. Hansen stated that informally he could have Krista try to identify some of the plants in that area. Hansen stressed that she would not be officially qualified to write a report but she could give you a pretty good idea if there are wetland plants there.

Wilkening stated that even if there was a quorum available he doesn't believe they would see it as a buildable lot either. Wilkening suggests bringing this back to public works. Hansen questioned what had been the excessive cost of public works in dealing with this property. Wilkening noted that the property owner wants it maintained like a yard and the public works department clears it out; and it is not a yard. Hansen clarified that the City doesn't do that on any of their other wooded parcels. Wilkening confirms that they do not; adding that he doesn't think it is going to solve the problem by acquiring this piece of property. Hansen stated that a definable wetland isn't something that necessarily has water in it all of the time; it is defined by the types of plants and grasses that are growing there. Both Hansen and Wilkening agree that they are not qualified to state for sure if it is wetland or not. Smith questioned if they need to send a written response to Council stating that they have found it does not comply with the City's Comprehensive Plan. Wilkening stated because there is no quorum present, suggested noting the discussion between the two members present; the discussion was had about the viability of it being a buildable lot and whether or not there is a wetland there, which is not able to be determined unless you hire someone to delineate the property. Hansen adds that we will not be submitting a written report to Council. Wilkening questioned approaching Quam Court to see if that would be interested in expanding their units.

Review and continued discussion on Rural Residential Zoning regulations.

- **Does accessory building height matter?**

Aside from limitations for fire protection, why would we want to restrict the height in rural residential? If you want to eventually see annexation in this part you need to take into account what is already there.

Wilkening questioned if you were installing living quarters in a garage, would that still be an accessory structure or would it then become a principle structure. Hansen referred to number 2. *No accessory building shall be permitted to be constructed on any lot prior to the construction of the principal building to which it is accessory.* Hansen stated that this stated that you cannot build an accessory structure first. So, it probably can't be your principle structure it could be a secondary living structure. Dwelling quest quarters are permitted so it doesn't really matter. Maximum building height 35 feet, impervious coverage 35%? Wilkening speaks briefly about tiny homes.

- **Do we want a lower the 1000 square foot minimum of the principal structure to accommodate 'tiny' housing?**

They discussed floor drains in garages; referring to the email from the City of Heron Lakes code number 7 section i on page 8-15 of the packet, *floor drainage is not to be connected to sanitary or storm sewers.* Hansen reminds Gary that in rural residential that likely isn't an option anyway. From an environmental standpoint the worst thing that you can do is have your garage floor drain where gas and oil spills drain into is then piped into septic system. You have a point contaminant that is then spread out over a huge area; which makes for big clean-up costs. Hansen questioned if they could build a new garage they would allow floor drains, or clarifying that it would be allowed only if you had a private holding tank that was pumped.

- **Do we want better clarification of the installation of accessory structure floor drains?**